

DOCUMENT
NO. 4910

MEMORANDUM

JUNE 4, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	1		2
Back Bay	1			
Beacon Hill	2			
Charlestown	4			1
Chinatown				
City Proper	1			
Dorchester	4	1		2
East Boston	2	4		
Fenway		1		
Government Center				
Hyde Park	1	1	1	
Jamaica Plain	5		1	
Kenmore		1		
Mattapan	1			
North End	1			
Roslindale	1	1		1
Roxbury	1	2		
South Boston	3		1	
South Cove				
South End	2			
West Roxbury	2	2		

Allston-Brighton

Approval Z-9977. 90 Brainerd Rd. Twenty to twenty one apartments.

Approval Z-10044. 30 Leamington Rd. Unit expansion into basement.

ZONM/V/060387/1

Approval Z-10000. 41 Winship St. Three to four-family dwelling.
Deferral Z-10039. 110 Chester St. Meet with neighborhood group.
Denial Z-10021. 15-15A Greymere Rd. Two to three-family dwelling.
Approval Z-10027. 8 Duncklee St. Erect rear porch.
Deferral Z-10022- 367 Western Ave. and 127 Soldiers Field Rd. Resolve issues.

Back Bay

Approval Z-10003. 345 Beacon St. One car garage.
Approval Z-10006. 675-691 Boylston St. Restaurant.

Beacon Hill

Approval Z-10002. 2 Derne St. Legalize five apartments and store
Approval Z-10011. 11 Hancock St. Greenhouse addition.

Charlestown

Approval Z-9972. 12 Common St. Two to four-family dwelling.
Approval Z-9995. 8 Auburn St. Two to three-family dwelling; roof
Denial structure
Deferral Z-10038. 127 Main St. Meet with neighborhood council.
Approval Z-10042. 72 Perkins St. One-family dwelling and nine lodgers.
Approval Z-10005. 529B Main St. Day care center

City Proper

Approval Z-10004. 5-7 Broad St. Ice cream store.

Dorchester

Approval Z-9825. 5 Rosseter St. One-family dwelling.
Denial Z-9993. 86 Walnut St. Three to four family dwelling.
Approval Z-9975. 85-87 Clarkson St. Two-family dwelling.
Approval Z-9976. 40 Fenton St. Two-family dwelling.
Approval Z-9996. 43 Algonquin St. Two-family dwelling.
Deferral Z-10031. 444 Columbia Rd. Meet with Authority and neighborhood.
Deferral Z-10017. 1534-1536 Dorchester Ave. Meet with community.

East Boston

Denial Z-9983. 1141-1143 Saratoga St. Real estate office.
Approval Z-9980. 265-267 Sumner St. Legalize three-family dwelling.
Denial Z-9981. 524 Sumner St. Fabric treatment facility.
Approval Z-10015. 398 Meridian St. Legalize four-family dwelling.
Denial Z-10045. 24 Frankfort St. Convert five to eight family dwelling.
Denial Z-10008. 109 Coleridge St. Three to four-family dwelling.

Fenway

Z-10040. 20-26 Museum Rd.
Denial Z-9985. 1320-1330 Boylston St. Increase capacity of parking lot.

Hyde Park

Denial Z-10026. 700 Metropolitan Ave. Three to four apartments.
Approval Z-10032. 666 Metropolitan Ave. Enclose porches.
Denial w/o Z-10043. 241 Neponset Valley Pkwy. Meet with community.
Prejudice

Jamaica Plain

Approval Z-9999. 95r Robinwood Ave. Accessory one-car garage.
Approval Z-9979. 154 School St. One-story addition.
Approval Z-9992. 493 Walnut Ave. Day care center.
Approval Z-9986- 102-108 Wyman and 95-101 Mozart Streets. Eight
9987 townhouse units.
Approval Z-10019. 55 Weld Hill St. Legalize dormer addition.
Denial w/o Z-10049. 24-26 Newbern St. Two-family dwelling.
Prejudice

Kenmore

Denial Z--9958. 869 Beacon St. Substandard basement apartments.

Mattapan

Approval Z-10007. 24 Maryknoll St. Dormer addition.

North End

Approval Z-10035. 42-44 Charter St. Three to four apartments.

Roslindale

Deferral Z-10012. 4040 Washington Street. Redesign proposal for 56-unit apartment structure.

Denial Z-10013. 840-842 South St. Two to three-family dwelling.

Approval Z-10037. 40 Newberg St. Enclose porches.

Roxbury

Approval Z-9982. 9 Sewall St. Legalize two-family dwelling.

Denial Z-10046. 75 Humboldt Ave. Five to six apartments.

Denial Z-9743. 22 Pompeii St. Basement apartment.

South Boston

Approval Z-9381. 190 Silver St. Legalize two-family dwelling.

Approval Z-9991. 126 O St. Enclose rear porches.

Approval Z-10024- 194-198 N. St. Subdivision.
10025

Denial w/o Z-9994. 309 E. St. Four to five apartments.
Prejudice

South End

Approval Z-10033. 3 Bond St. One-story addition.

Approval Z-10036. 32 Northampton St. Front and rear additions.

West Roxbury

Denial Z-10029. 1208 VFW Parkway. Office building sign.

Denial Z-9978. 310 Spring St. Office space.

Approval Z-10009. 47 Chellman St. One-story addition.

Approval Z-10030. 9 Glenellen Rd. Shed dormer additions.

BOARD OF APPEAL REFERRALS

JUNE 4, 1987

Hearing

- | | | | |
|-----|-------------|---------|--|
| 1. | Z-9381 | 6/9/87 | John & Paul Capuzzo
190 Silver Street, South Boston |
| 2. | Z-9743 | 6/9/87 | Bruce Rose
22 Pompeii Street, Roxbury |
| 3. | Z-9825 | 6/9/87 | Ted Lewis
5 Rosseter Street, Dorchester |
| 4. | Z-9958 | 6/16/87 | Jerome L. Missel
869 Beacon Street, Boston |
| 5. | Z-9972 | 6/9/87 | Allan Kueny
12 Common Street, Charlestown |
| 6. | Z-9975 | 6/9/87 | Carol Templeton & Selina King
85-87 Clarkson Street, Dorchester |
| 7. | Z-9976 | 6/9/87 | Robert A. Raimondi, Jr.
40 Fenton Street, Dorchester |
| 8. | Z-9977 | 6/9/87 | William H. Walsh
90 Brainerd Road, Allston |
| 9. | Z-9978 | 6/9/87 | Dorothy Leydon, Trustee
310 Spring Street, West Roxbury |
| 10. | Z-9979 | 6/9/87 | Eleanor Scott-Forde
154 School Street, Jamaica Plain |
| 11. | Z-9980 | 6/9/87 | Robert Vitali
265 Sumner Street, East Boston |
| 12. | Z-9981 | 6/9/87 | Peter Conti
524 Sumner Street, East Boston |
| 13. | Z-9982 | 6/9/87 | Miriam Chamberlain Fern
9 Sewall Street, Roxbury |
| 14. | Z-9983 | 6/9/87 | Josephine LeBlanc
1141-1143 Saratoga Street, East Boston |
| 15. | Z-9985 | 6/9/87 | Dansure Associates
1320-1330 Boylston Street, Boston |
| 16. | Z-9986-9987 | 6/9/87 | John Rowse
102-108 Wyman Street & 95-101 Mozart Street
Jamaica Plain |

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 4, 1987

		<u>Hearing</u>	
17.	Z-9991	6/9/87	Edward P. Milan, Jr. 126 O Street, South Boston
18.	Z-9992	6/9/87	Ann Ribolini & Gregory S. Murphy 493 Walnut Avenue, Jamaica Plain
19.	Z-9993	6/9/87	Angela Piso & Michael Colantonio 86 Walnut Street, Dorchester
20.	Z-9994	6/16/87	Catherine A. Fitzgerald 309 E Street, South Boston
21.	Z-9995	6/16/87	P. Brian D'Angona 8 Auburn Street, Charlestown
22.	Z-9996	6/16/87	Andrew P. Mimms 43 Algonquin Street, Dorchester
23.	Z-9999	6/16/87	Anthony M. Pisani 95R Robinwood Avenue, Jamaica Plain
24.	Z-10000	6/16/87	Antonio Rufo 41 Winship Street, Brighton
25.	Z-10002	6/16/87	Harry L. Bush 2 Derne Street, Boston
*26.	Z-10003	6/16/87	Paul & Nancy Martini 345 Beacon Street, Boston
27.	Z-10004	6/16/87	Windward Management Co., Inc. 5-7 Broad Street, Boston
*28.	Z-10005	6/16/87	The Flatley Company 529B Main Street, Charlestown
*29.	Z-10006	6/9/87	Boylston Partners Harvey E. Rothenberg 675-691 Boylston Street, Boston
30.	Z-10007	6/16/87	Frank & Hazel Sparrow 24 Maryknoll Street, Mattapan
31.	Z-10008	6/16/87	Daniel J. Honan 109 Coleridge Street, East Boston
32.	Z-10009	6/16/87	Philip A. Toledo 47 Chellman Street, West Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 4, 1987

Hearing

33.	Z-10011	6/16/87	Nils Lindeen 11 Hancock Street, Boston
34.	Z-10012	6/16/87	Whipple Avenue Realty Trust 4040 Washington Street, Roslindale
35.	Z-10013	6/16/87	Keven A. Halliday 840-842 South Street, Roslindale
36.	Z-10015	6/16/87	Stanley Grossman 398 Meridian Street, East Boston
37.	Z-10017	6/16/87	Gerald Issokson 1534-1536 Dorchester Avenue, Dorchester
38.	Z-10019	6/16/87	Vincent Christiano 55 Weld Hill Street, Jamaica Plain
39.	Z-10021	6/15/87	Barbara & Raymond Hannigan 15-15A Greymere Road, Brighton
40.	Z-10022-10023	6/16/87	Toureen Kennel, Inc. 367 Western Avenue & 1274 Soldiers Field Road, Brighton
41.	Z-10024-10025	6/16/87	Harry Parsekian 194-198 N Street, South Boston
42.	Z-10026	6/16/87	John M. Shea 700 Metropolitan Avenue, Hyde Park
43.	Z-10027	6/23/87	Richard J. Harrington 8 Duncklee Street, Brighton
44.	Z-10029	6/23/87	V.F.W. Parkway Associates 1208 V.F.W. Parkway, West Roxbury
45.	Z-10030	6/23/87	Gary A. Hicks 9 Glenellen Road, West Roxbury
46.	Z-10031	6/23/87	Thomas G. Tuohey 444 Columbia Road, Dorchester
47.	Z-10032	6/23/87	Ernesto Ferrara 666 Metropolitan Avenue, Hyde Park
48.	Z-10033	6/23/87	Alan Jay Rom 3 Bond Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 4, 1987

Hearing

49.	Z-10035	6/23/87	Addonizio Family Trust 42-44 Charter Street, Boston
50.	Z-10036	6/23/87	Richard Colman 32 Northampton Street, Boston
*51.	Z-10037	6/23/87	I. Marmanidis & G. Papdopoulos 40 Newburg Street, Roslindale
52.	Z-10038	6/23/87	Richard C. Held 127 Main Street, Charlestown
53.	Z-10039	6/23/87	Patrick O'Brien 110 Chester Street, Allston
*54.	Z-10040	6/9/87	Museum of Fine Arts 20-26 Museum Road, Boston
55.	Z-10042	6/23/87	Virginia N. Ciampa 72 Perkins Street, Charlestown
56.	Z-10043	6/23/87	Richard Smith 241 Neponset Valley Parkway, Hyde Park
57.	Z-10044	6/23/87	Patricia J. Nelson 30 Leamington Road, Brighton
58.	Z-10045	6/23/87	Joseph D. & Ann M. Pellegrino 24 Frankfort Street, East Boston
59.	Z-10046	6/23/87	Philip Thorne 75 Humboldt Avenue, Roxbury
*60.	Z-10049	6/16/87	Vartan Keshishian 24-26 Newbern Street, Roslindale

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MEMORANDUM

June 4, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/9/87 Z-9381
John & Paul Capuzzo
190 Silver Street
South Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Legalize two-family dwelling; erect dormer addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-9381, John & Paul Capuzzo, 190 Silver Street, South Boston, for forbidden use and variance to legalize occupancy as two-family dwelling and erect dormer addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Former vacant dilapidated structure purchased from the City is being totally renovated by the petitioners who will be owner occupants. Two-family dwelling is appropriate and compatible with the residential density of the area.



Z-9381

190 SILVER ST SOUTH BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9743
Bruce Rose
22 Pompeii Street
Roxbury

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Multifamily dwelling is forbidden use.

VOTED: In reference to petition Z-9743, Bruce Rose, 22 Pompeii Street, Roxbury, for forbidden use for change of occupancy from three to four apartments in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Site is one of several three-family row structures. Additional unit in basement is inappropriate, would create an unwanted precedent, and have an adverse impact. Further, the proposed apartment is below grade with minimal light and air.

Z-9743 22 POMPEII ST ROXBURY



Z-9743

22 POMPEII ST

ROXBURY

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9825
Ted Lewis
5 Rosseter Street
Dorchester

Site: 4,700 Square feet of land

District(s): Residential, three-family (R-.8)

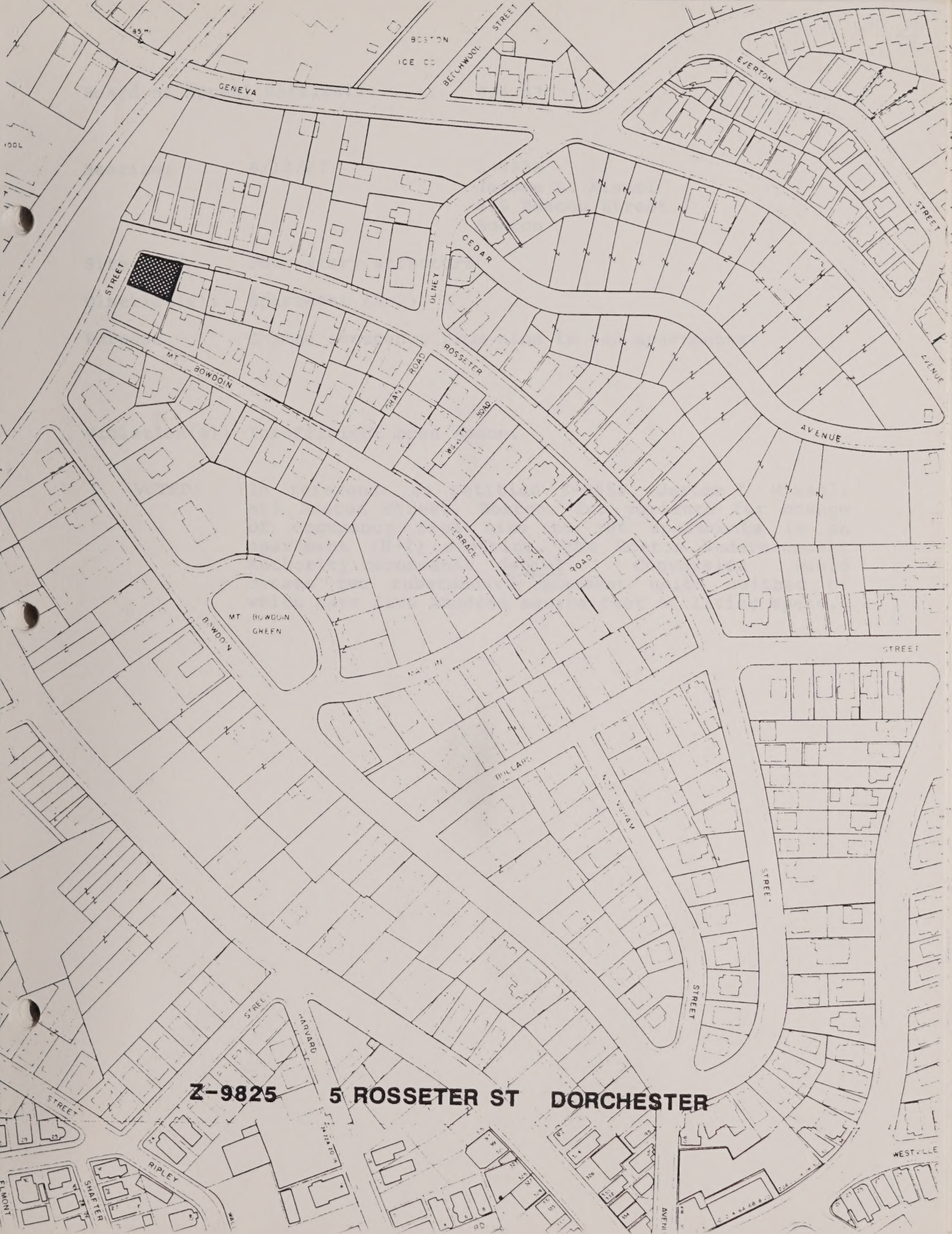
Purpose: Erect one-family modular dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-9825, Ted Lewis, 5 Rosseter Street, Dorchester, for four variances to erect one-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and location of off-street parking be submitted to the Authority for design review approval. Proposal reflects continued commitment to provide family housing in this area.

Z-9825 5 ROSSETER ST DORCHESTER



Z-9825

5 ROSSETER ST

DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-9958
Jerome L. Missel
869 Beacon Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from nine to ten apartments.

Violation(s): Insufficient open space.

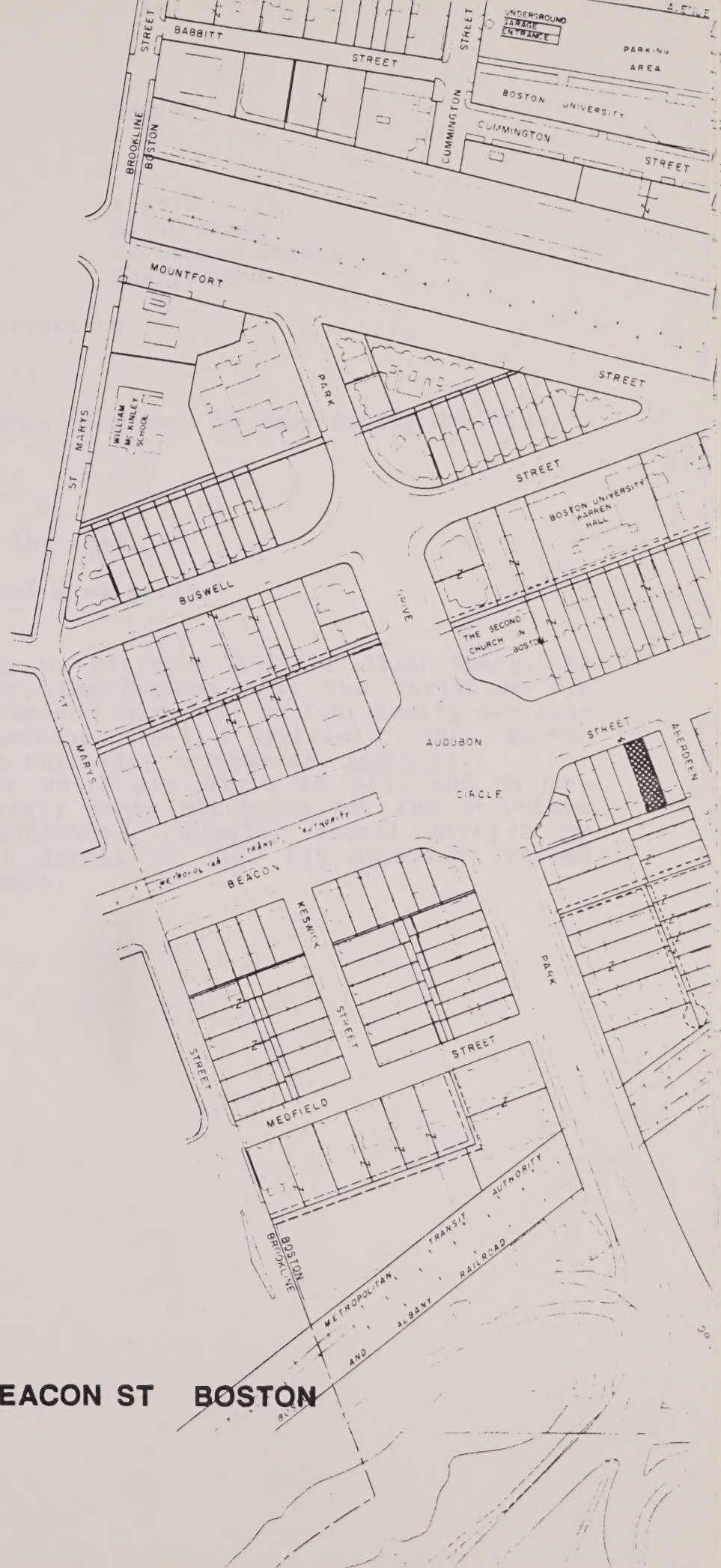
VOTED: In reference to petition Z-9958, Jerome L. Missel, 869 Beacon Street, Boston, for variance for change of occupancy from nine to ten apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Conversion would create two substandard basement units neither of which have five hundred square feet of living space.

Z-9958 869 BEACON ST BOSTON

LINE

Z-9958

869 BEACON ST BOSTON



Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9972
Allan Kueny
12 Common Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9972, Allan Kueny, 12 Common Street, Charlestown, for two variances for change of occupancy from two- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed four units are ample in size and do not create an overly dense situation for the structure or the neighborhood. Similar appeal granted by the Board of Appeal in 1981 but appellant failed to obtain permit.



Z-9972

12 COMMON ST

CHARLESTOWN

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9975
Carol Templeton & Selina King
85-87 Clarkson Street
Dorchester

Site: 5,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family modular townhouse dwelling.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-9975, Carol Templeton & Selina King, 85-87 Clarkson Street, Dorchester, for two variances to erect two-family modular townhouse dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior design, location of off-street parking and setbacksto ensure clear visibility across Hamilton Street to Clarkson Street be submitted to the Authority for design review approval. Construction of this dwelling on a vacant lot which has been an eyesore will be both beneficial and enhancing.



2-9975

85-87 CLARKSON ST DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9976
Robert A. Raimondi, Jr.
40 Fenton Street
Dorchester

Site: 4,000 Square feet of land

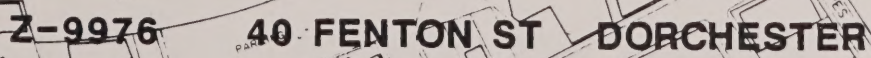
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, open space, and side yard.
Excessive building height.

VOTED: In reference to petition Z-9976, Robert A. Raimondi, Jr., 40 Fenton Street, Dorchester, for four variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Two-family dwelling consistent with residential neighborhood.

Z-9976 40 FENTON ST DORCHESTER



Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9977
William H. Walsh
90 Brainerd Road
Allston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 20 to 21 apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9977, William H. Walsh, 90 Brainerd Road, Allston, for two variances for change of occupancy from 20 to 21 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Appellant states that occupancy existed at time of purchase in 1985.

Z-9977 90 BRAINERD RD ALLSTON



Z-9977

90 BRAINERD RD ALLSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9978
Dorothy Leydon, Trustee
310 Spring Street
West Roxbury

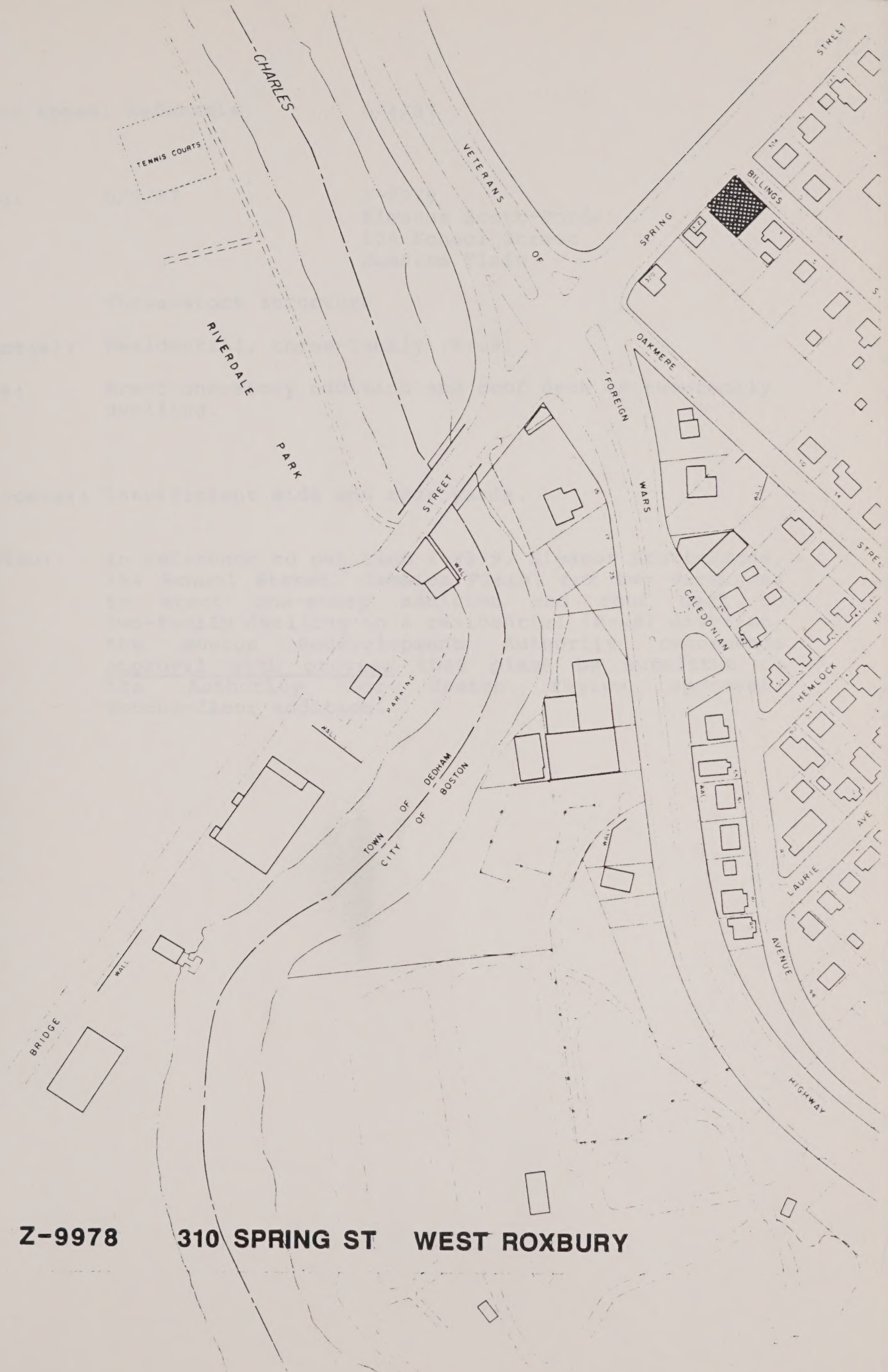
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one-family dwelling and store
to same and office.

Violation(s): Office is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9978, Doroth Leydon, Trustee, 310 Spring Street, West Roxbury, for forbidden use and variance for change of occupancy from one-family dwelling and store to same and office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Further commercial encroachment into this predominantly single-family neighborhood is inappropriate, undesirable, and contrary to conditions required for approval.



Z-9978

310 SPRING ST WEST ROXBURY

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9979
Eleanor Scott-Forde
154 School Street
Jamaica Plain

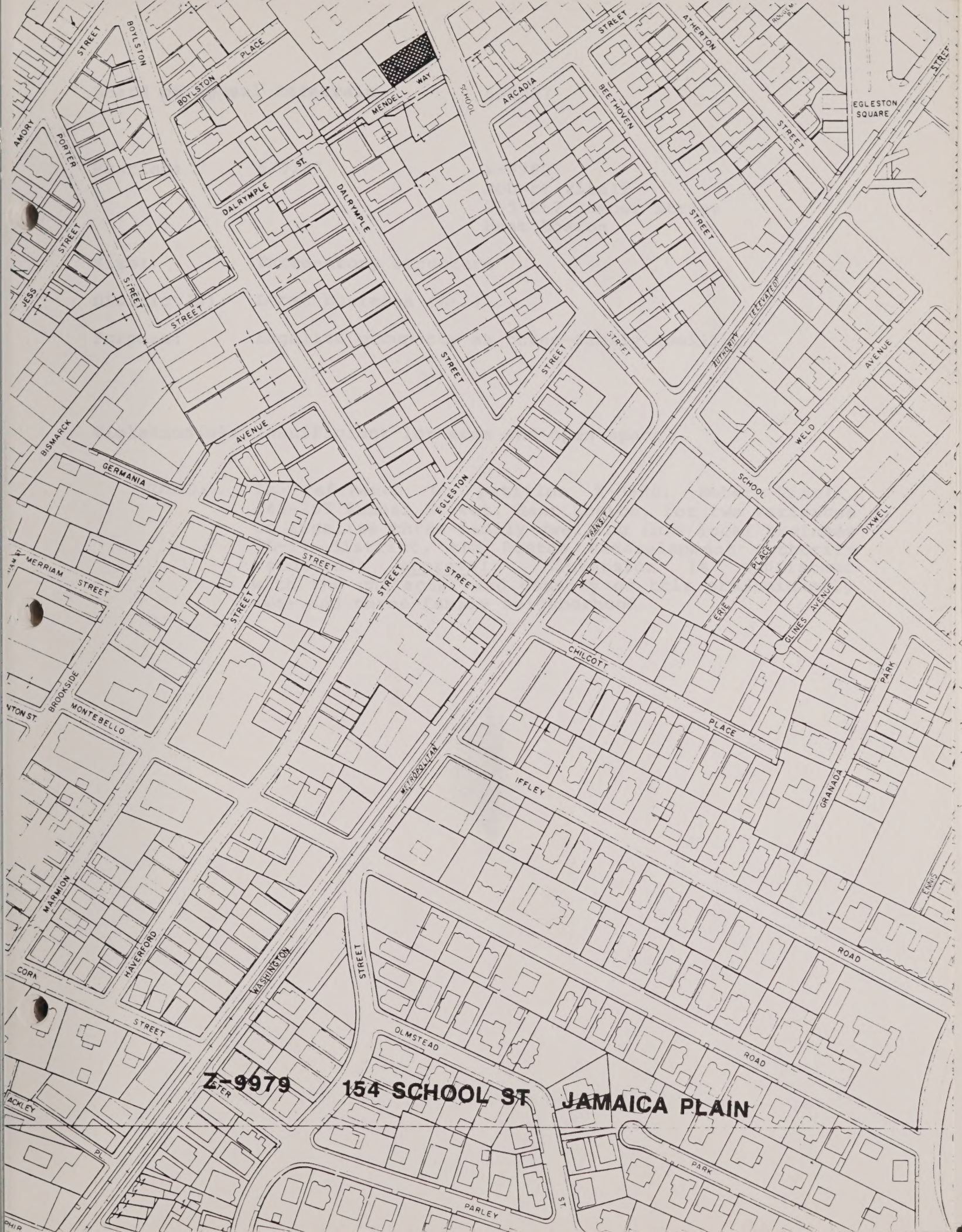
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition and roof deck to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9979, Eleanor Scott-Forde, 154 School Street, Jamaica Plain, for two variances to erect one-story addition and roof deck to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second-floor addition.



Z-9979

154 SCHOOL ST

JAMAICA PLAIN

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9980
Robert Vitali
265-267 Sumner Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9980, Robert Vitali, 265-267 Sumner Street, East Boston, for two variances to legalize three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Conversion is consistent with the character and density of this predominantly two- and three-family neighborhood.



Z-9980

265 SUMNER ST EAST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-9981
Peter Conti
524 Sumner Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as two-family dwelling and fabric treatment (fireproofing) facility.

Violation(s): Fabric treatment facility is forbidden use.

VOTED: In reference to petition Z-9981, Peter Conti, 524 Sumner Street, East Boston, for forbidden use to legalize occupancy as two-family dwelling and fabric treatment facility in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. Existing industrial use in a residential structure is an unwarranted encroachment on a densely populated residential neighborhood.



Z-9981

524 SUMNER ST EAST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9982
Miriam Chamberlain Fern
9 Sewall Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9982, Miriam Chamberlain Fern, 9 Sewall Street, Roxbury, for three variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling existing for many years without apparent impact.



Z-9982

9 SEWALL ST ROXBURY

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9983
Josephine LeBlanc
1141-1143 Saratoga Street
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to same
and real estate office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-9983, Josephine LeBlanc, 1141-1143 Saratoga Street, East Boston, for forbidden use for change of occupancy from two-family dwelling to same and real estate office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. This side of Saratoga Street forms the boundary of a very low-density residential zoning district. There are commercial uses across the street, but in a prescribed commercial zoning district for these types of uses. Allowing the change in occupancy to residential and commercial would set a dangerous precedent for further encroachment of commercial uses within the residential neighborhood. In addition, the plans as submitted by the applicant do not adequately depict the proposed changes.



Z-9983

1141-1143 SARATOGA ST

EAST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9985
Dansure Associates
1320-1330 Boylston Street
Boston

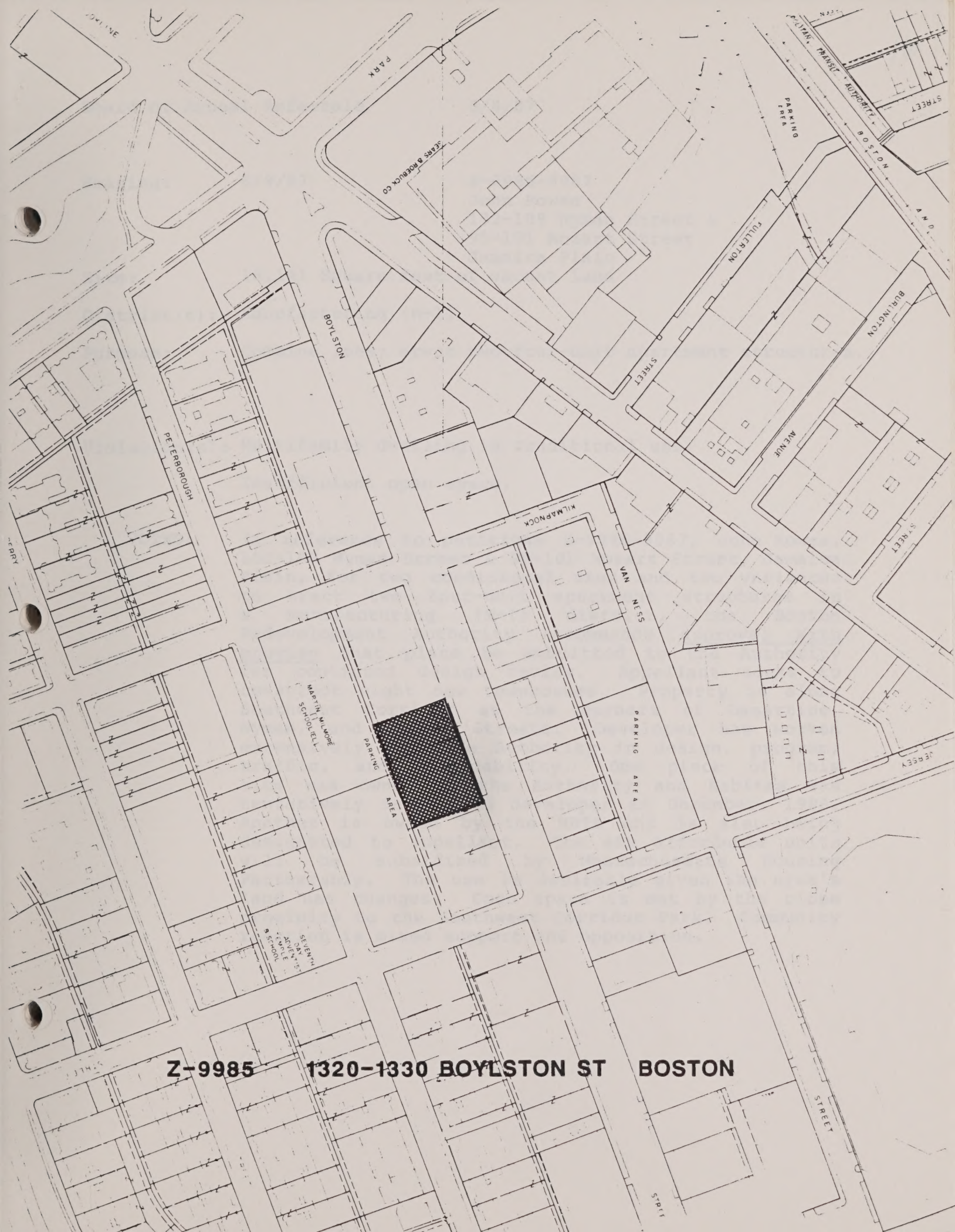
Site: Parking lot

District(s): General business (B-2)

Purpose: Increased capacity from 62 to 100 cars.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-9985, Dansure Associates, 1320-1330 Boylston Street, Boston, for conditional use to increase capacity of parking lot from 62 to 100 cars in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Appellant seeks to increase number of vehicles which park on this 25,000-square-foot lot by 38 spaces. Currently, 62 cars are allowed. Parking spaces are less than 16' x 8½', in violation of the 20' x 8½' required by the Code. Only one means of egress is indicated on plan. Lot is contiguous with Martin Millmore School as well as Sears parking lot. There have been discussions of combining the Millmore School property with this lot to create a building site. The entire area, currently under study by the Authority, has been underutilized for a decade or more, in part due to the large number of existing parking lots which are more profitable than other more active uses, and the West Fenway continues to be a huge parking area for baseball and institutions. The Authority has recommended denial of at least four similar petitions in this area in order to prevent the perpetration of the area as a parking lot and to encourage a more vital mix of uses.



Z-9985

1320-1330 BOYLSTON ST

BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9986-9987
John Rowse
102-108 Wyman Street &
95-101 Mozart Street
Jamaica Plain
Site: 16,141 Square feet of vacant land
District(s): Manufacturing (M-1)
Purpose: Combine lots; erect two four-unit apartment structures.

Violation(s): Multifamily dwelling is conditional use.

Insufficient open space.

VOTED: In reference to petitions Z-9986-9987, John Rowse, 102-108 Wyman Street & 95-101 Mozart Street, Jamaica Plain, for two conditional uses and two variances to erect two four-unit apartment structures in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for continued design review. Appellant seeks to construct eight new townhouses. Property is along Southwest Corridor at the corners of Lamartine, Wyman, and Mozart Streets. Developer has worked extensively with the Authority in design, program, traffic, and affordability. One piece of this site was owned by the Authority and Habitas was tentatively designated developer in December, 1986. Another is owned by the MBTA and is also being designated to appellant. The six affordable units will be subsidized by Massachusetts Housing Partnership. The use is desirable given the area's land use changes. Open space is met by the close proximity to the Southwest Corridor Park. Community reaction is mixed support and opposition.

Board of Appeal Referrals

6/4/87

17

Hearing: 6/9/87 Z-9991
Edward P. Milan, Jr.
126 O Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Enclose two rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-9991, Edward P. Milan, Jr., 126 O Street, South Boston, for two variances to enclose to rear porches of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Second and third floor porches to be enclosed. No negative impact on neighborhood.

J. LEE PLAYGROUND

SQUARE

EAST

EAST

NAZARETH
GRADE SCHOOL
(GRAM)

CONVENT

ST BRIGIDS
CHURCH
(R.C.)
NAZARETH
HIGH
SCHOOL

ST MATTHEW
THE REDEEMER

SWALLOW

STREET

OUTLAND

Z-9991

126 O ST

SOUTH BOSTON

STREET

OLIVER HAZARD

STREET

BOSTON CLUB

Hearing: 6/9/87 Z-9992
Ann Ribolini & Gregory S. Murphy
493 Walnut Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy of one-family dwelling to same
and day care center.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-9992, Ann Ribolini & Gregory S. Murphy, 493 Walnut Avenue, Jamaica Plain, for conditional use for change of occupancy from one-family dwelling to same and day care center in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that the use be reviewed by the Board of Appeal after one year. While district is zoned single family, there are numerous multifamily homes as well as institutions in this area. Both abutters on Walnut Avenue are nursing homes. Structure itself is large and can accommodate day care space. Rear yard has small play space and directly across the street is an entrance to Franklin Park. No response from abutters. Existing license is for no more than six children. New License may allow up to fifteen, depending on total area and Office for Children's Regulations.



Z-9992

493 WALNUT AVE JAMAICA PLAIN

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-9993
Angela Piso & Michael Colantonio
86 Walnut Street
Dorchester

Site: Four-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Extension of nonconforming use.

Insufficient open space.

VOTED: In reference to petition Z-9993, Angela Piso & Michael Colantonio, 86 Walnut Street, Dorchester, for extension of nonconforming use and variance for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The existing structure is unique to this neighborhood because of its multiple unit duplex style. The three-family legal occupancy is greater than those of existing residential structures in Port Norfolk. The building does not provide any open space or off-street parking which are common to this neighborhood. To increase the occupancy would further exacerbate existing problems which this building presents to the neighborhood.

Z-9993 86 WALNUT ST DORCHESTER



Z-9993 86 WALNUT ST DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-9994
Catherine A. Fitzgerald
309 E Street
South Boston

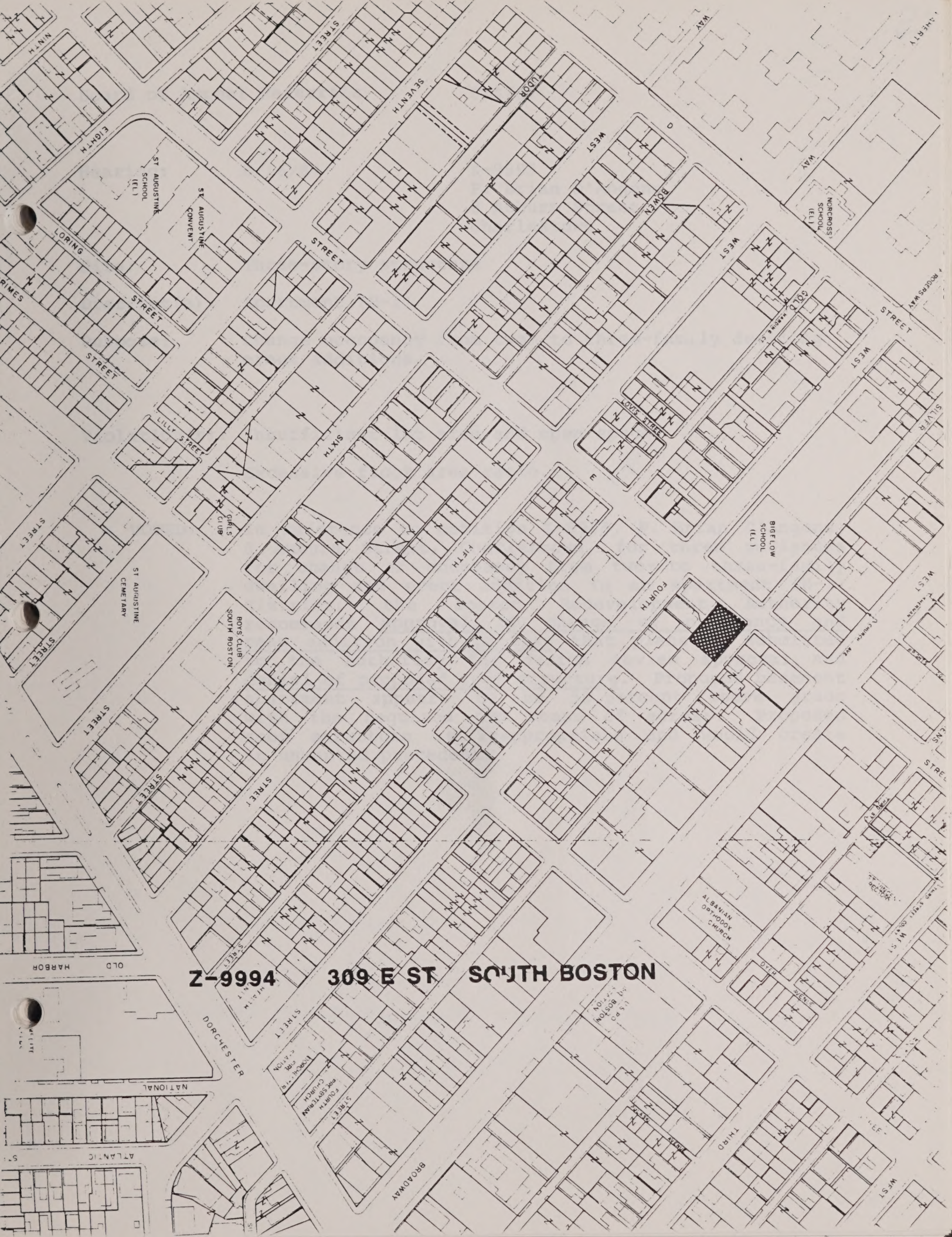
Site:

District(s): Apartment (H-1-50)

Purpose: Change occupancy from four to five apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9994, Catherine A. Fitzgerald, 309 E Street, South Boston, for variance for change of occupancy from four to five apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Site accommodates a one-story structure previously occupied by the Lithuanian Benevolent Association. The present condition of the building offers approximately 3,500 square feet of area for four apartments. Units currently have limited access to natural air and light given the construction of glass block window area. Limitations of structure do not create an appropriate situation for the acceptance of a fifth apartment.



Z-9994

309 E ST

SOUTH BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-9995

P. Brian D'Angona

8 Auburn Street

Charlestown

Site: Three-story structure

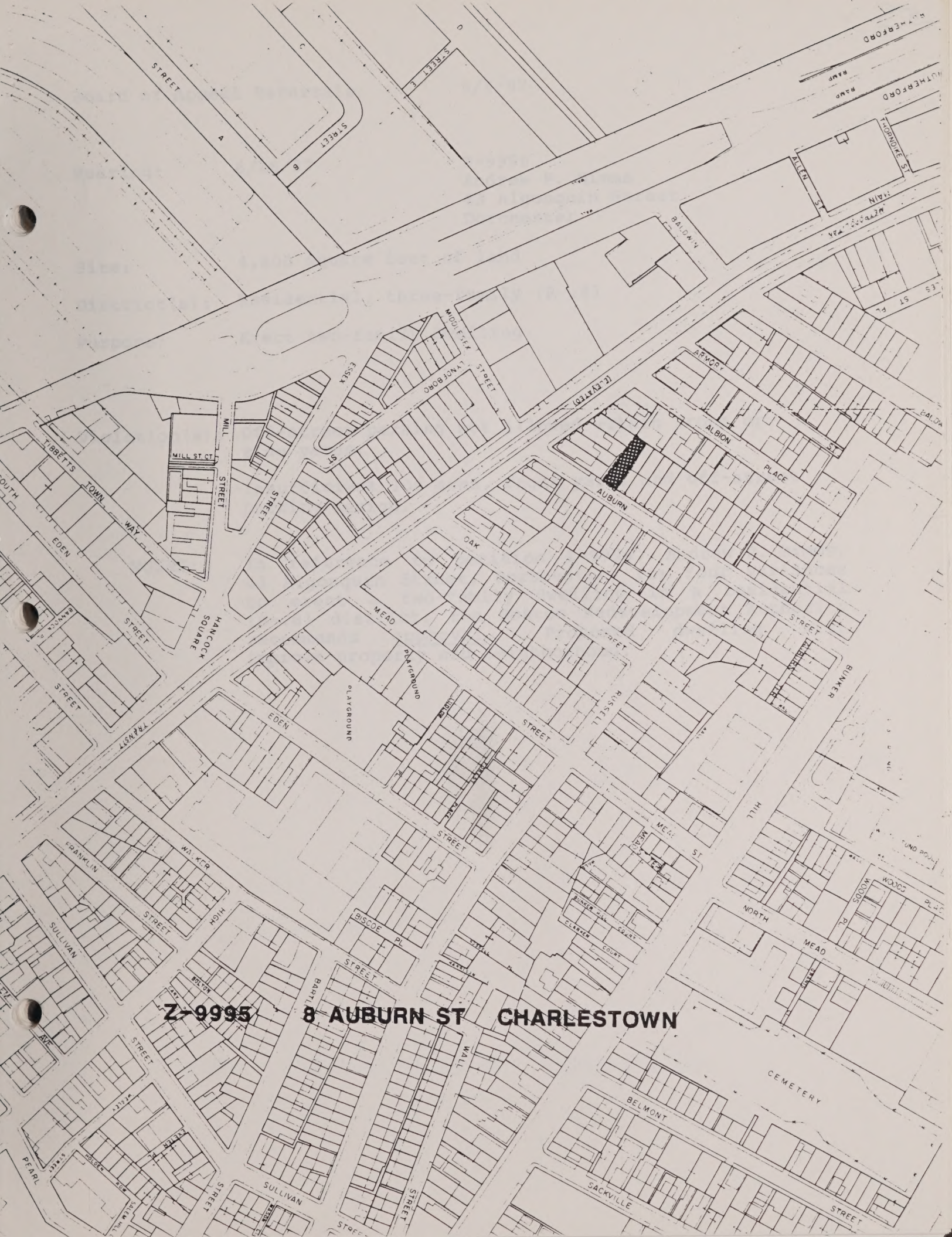
District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling;
erect additions.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9995, P. Brian D'Angona, 8 Auburn Street, Charlestown, for three variances for change of occupancy from two- to three-family dwelling and erect addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of change of occupancy and rear addition with proviso that plans be submitted to the Authority for design review approval and denial of proposed roof structure. Proposed basement apartment appears to be 50 percent above grade with the required two means of egress. Proposed roof structure is inappropriate and would create an unwanted precedent.



Z-9995

8 AUBURN ST CHARLESTOWN

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-9996
Andrew P. Mimms
43 Algonquin Street
Dorchester

Site: 4,800 Square feet of land

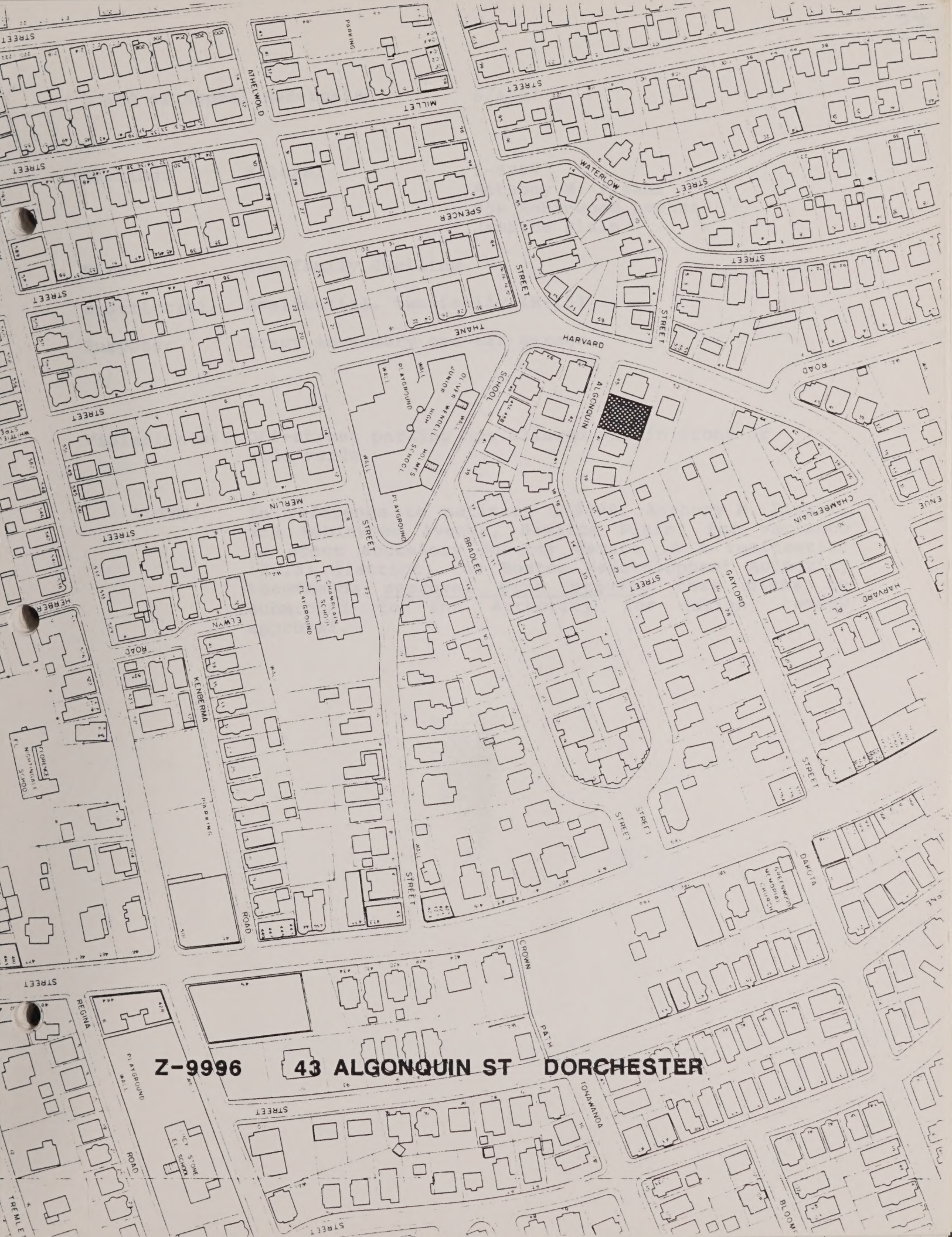
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, front yard, and off-street parking design.

VOTED: In reference to petition Z-9996, Andrew P. Mimms, 43 Algonquin Street, Dorchester, for four variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed dwelling will improve property and neighborhood.



Z-9996

43 ALGONQUIN ST DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-9999
Anthony M. Pisani
95R Robinwood Avenue
Jamaica Plain

Site: One-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Erect accessory one-car garage.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-9999, Anthony M. Pisani, 95R Robinwood Avenue, Jamaica Plain, for variance to erect accessory one-car garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-9999 95R ROBINWOOD AVE JAMAICA PLAIN

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10000
Antonio Rufo
41 Winship Street
Brighton

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10000, Antonio Rufo, 41 Winship Street, Brighton, for variance for change of occupancy from three- to four-family dwelling in a residential R-.8) district, the Boston Redevelopment Authority recommends approval. Almost-completed four-family dwelling is in character with other multifamily dwellings in this residential area.



2-10000

41 WINSHIP ST BRIGHTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10002
Harry L. Bush
2 Derne Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from one-family dwelling and store
to five apartments and store.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-10002, Harry L. Bush,
2 Derne Street, Boston, for two variances for change
of occupancy from one-family dwelling and store
to five apartments and store in an apartment (H-2-65)
district, the Boston Redevelopment Authority
recommends approval. Occupancy, existing at time
of purchase in 1980, compatible with character
of residential neighborhood.



Z-10002 2 DERNE ST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10003
Paul & Nancy Martini
345 Beacon Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3-65)

Purpose: Erect one-car garage.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-10003, Paul & Nancy Martini, 345 Beacon Street, Boston, for variance to erect one-car garage in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that final approval be received from the Back Bay Architectural Commission; that plans be submitted to the Authority for continued design review. Proposal recieved conditional approval from the BBAC on May 19. The Neighborhood Association of the Back Bay has no objections.



Z-10003

345 BEACON ST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10004
Windward Management Co., Inc.
5-7 Broad Street
Boston

Site: Four-story structure

District(s): General business (B-10)

Purpose: Change occupancy from two offices and restaurant
to same and ice cream store.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10004, Windward Management Co., Inc., 5-7 Broad Street, Boston, for conditional use for change of occupancy from two offices and restaurant to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Use compatible with general business district. Staff of Boston Landmarks Commission has reviewed and approved proposed storefront rehabilitation work.

Z-10004

5-7 BROAD ST.

BOSTON



Z-10004

5-7 BROAD ST.

BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-10005
The Flatley Company
529B Main Street
Charlestown

Site: Seven-story structure

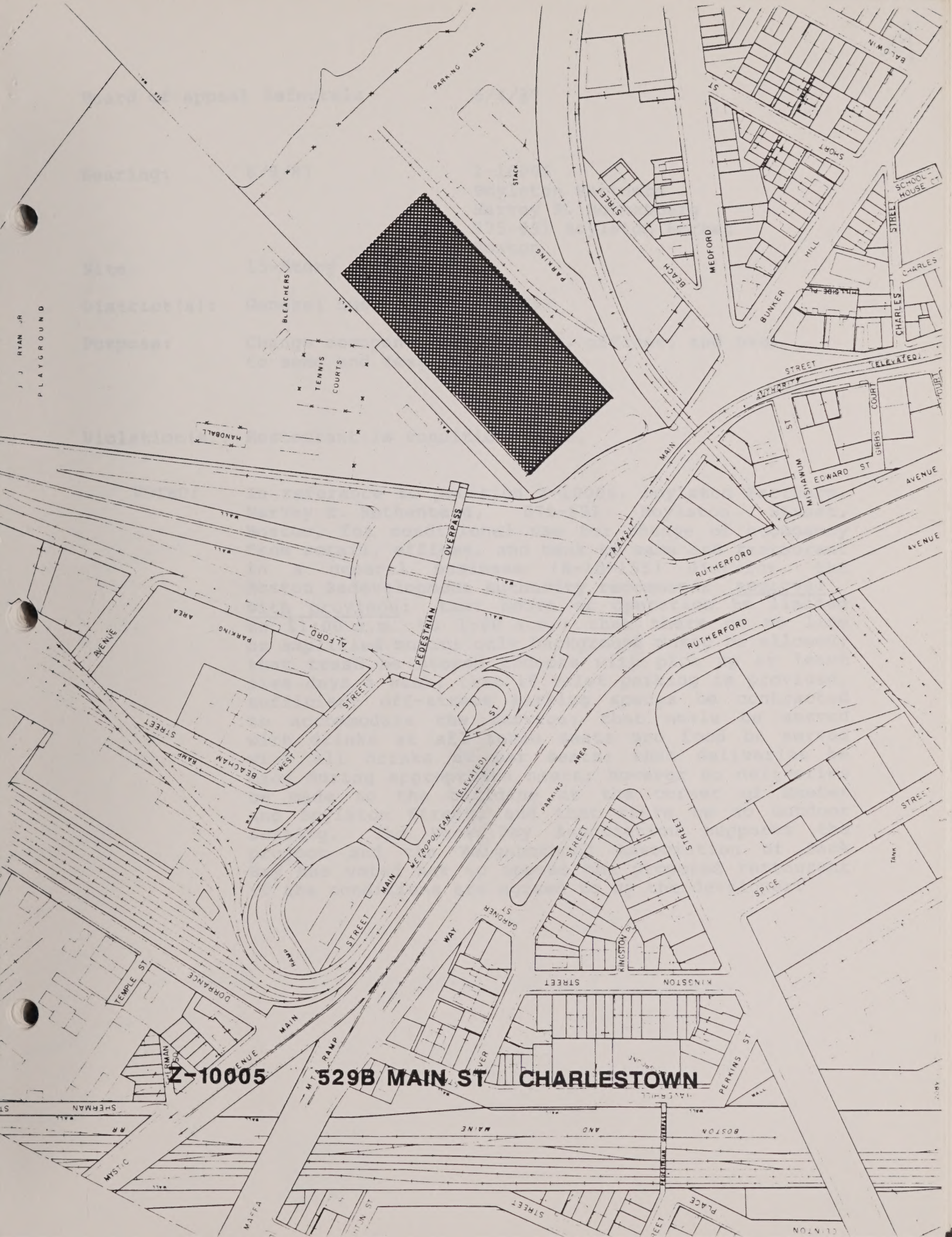
District(s): Waterfront (W-2)

Purpose: Change occupancy from health club and recreational facility to same and day care center.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-10005, The Flatley Company, 529B Main Street, Charlestown, for conditional use for change of occupancy from health club and recreational facility to same and day care center in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Day care facility is in accord with Harborpark land use objectives.

J J RYAN JR
PLAYGROUND



Z-10005

529B MAIN ST CHARLESTOWN

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87 Z-10006
Boylston Partners
Harvey E. Rothenberg
675-691 Boylston Street
Boston

Site: 15-Story structure

District(s): General business (B-10-155)

Purpose: Change occupancy from retail, offices, and bank
to same and restaurant.

Violation(s): Restaurant is conditional use.

VOTED: In reference to petition Z-10006, Boylston Partners, Harvey E. Rothenberg, 675-691 Boylston Street, Boston, for conditional use for change of occupancy from retail, offices, and bank to same and restaurant in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval with provisos: that hours of operation be limited to 11:00 a.m. to 1:00 a.m.; that there be no live or amplified music; only background music be allowed; that trash be stored indoors with pick up at least five days a week; that if valet parking is provided, sufficient off-street parking spaces be contracted to accommodate the service; that meals be served with drinks at all table seats and food be served with all drinks at bar seats; that deliveries be made during appropriate hours; however no deliveries be made to the building at the corner of Exeter and Boylston Street; and that there be no outdoor seating. The Back Bay Association supports the project and the Neighborhood Association of Back Bay has voted not to oppose the proposed restaurant if the conditions are agreed to by the developer.



Z-10006

675-691 BOYLSTON ST

BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10007
Frank & Hazel Sparrow
24 Maryknoll Street
Mattapan

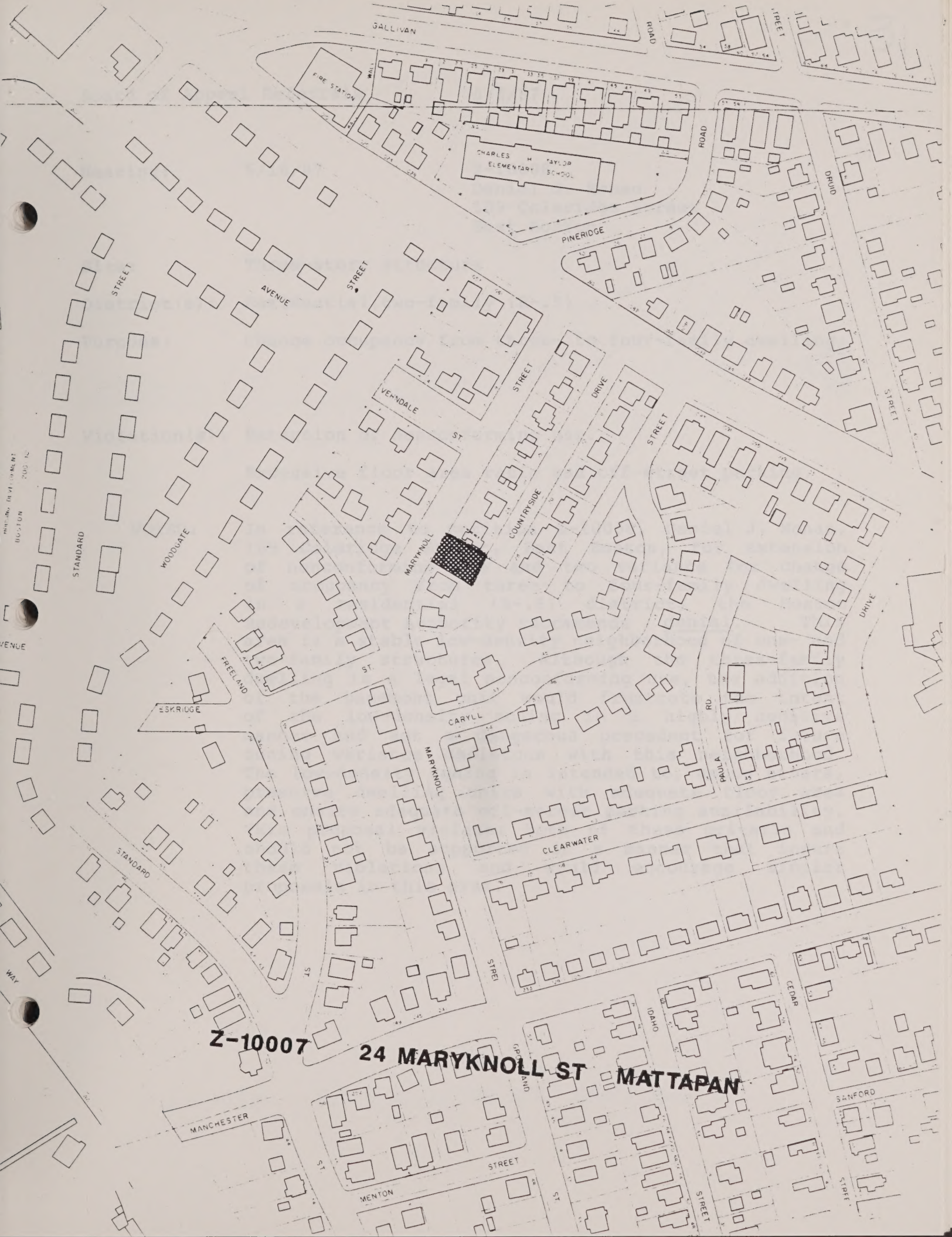
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-10007, Frank & Hazel Sparrow, 24 Maryknoll Street, Mattapan, for two variances to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. No apparent impact nor negative precedent.



Z-10007

24 MARYKNOLL ST MATTAPAN

Board of Appeal Referrals

6/4/87

31

Hearing: 6/16/87 Z-10008
Daniel J. Honan
109 Coleridge Street
East Boston

Site: Three-story structure

District(s): Residential, two-family (R-.5)

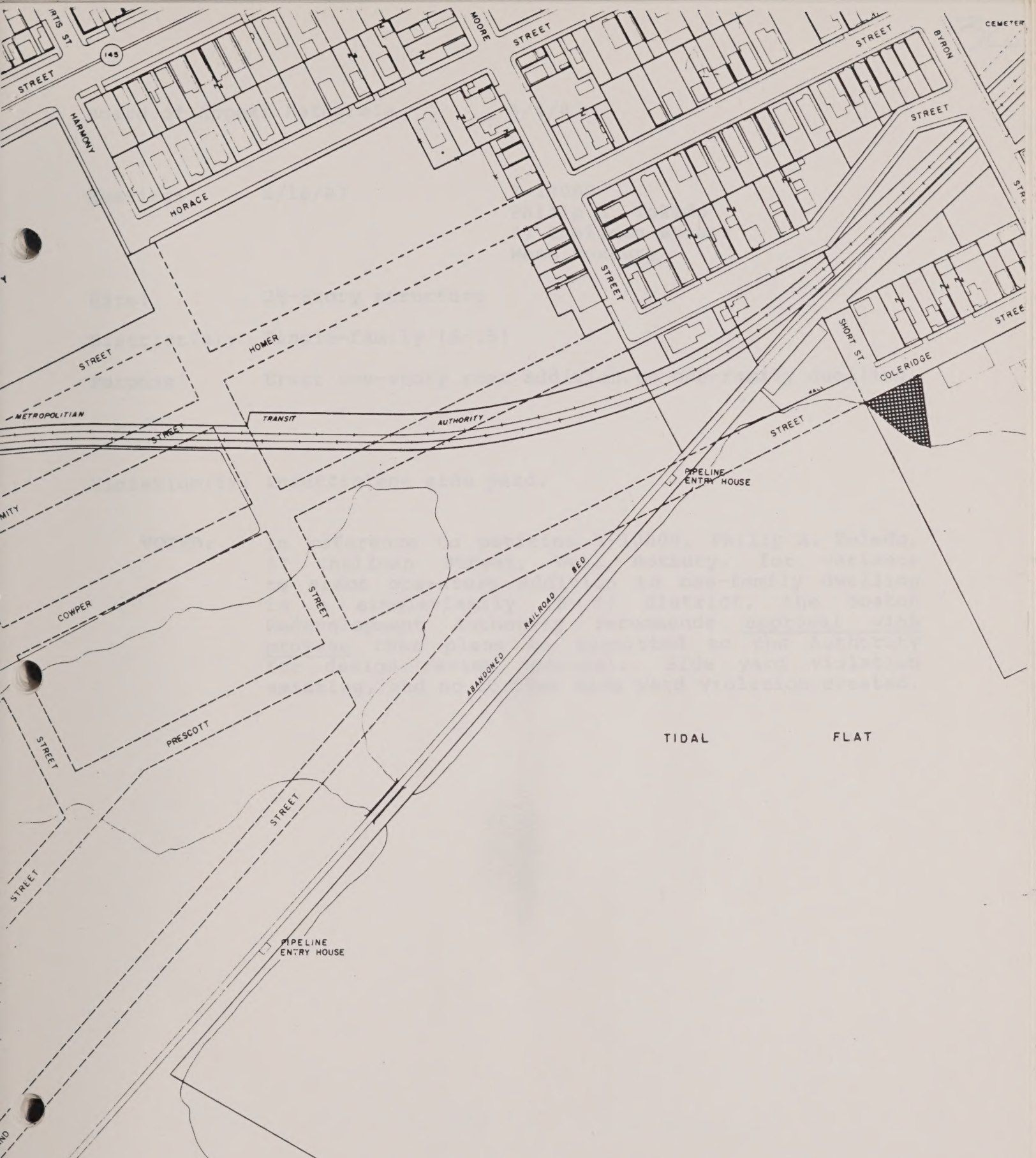
Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio and off-street parking.

VOTED: In reference to petition Z-10008, Daniel J. Honan, 109 Coleridge Street, East Boston, for extension of nonconforming use and two variance for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. This area is a stable low-density neighborhood of one- and two-family structures. Although the three-family dwelling is a legal nonconforming use, the addition of the basement unit would frustrate the intent of the low-density zoning in a highly negative manner and set a dangerous precedent for future zoning variance decisions with this neighborhood. The low-density zoning is intended to, among others, preserve dwelling units with adequate floor area and ensure adequate off-street parking availability. This proposal violates both of these criteria and should not be supported in a manner that incurs these violations and would encourage similar proposals in this area.

Z-10008 109 COLERIDGE ST EAST BOSTON



Z-10008- 109 COLERIDGE ST EAST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10009
Philip A. Toledo
47 Chellman Street
West Roxbury

Site: 2½-Story structure

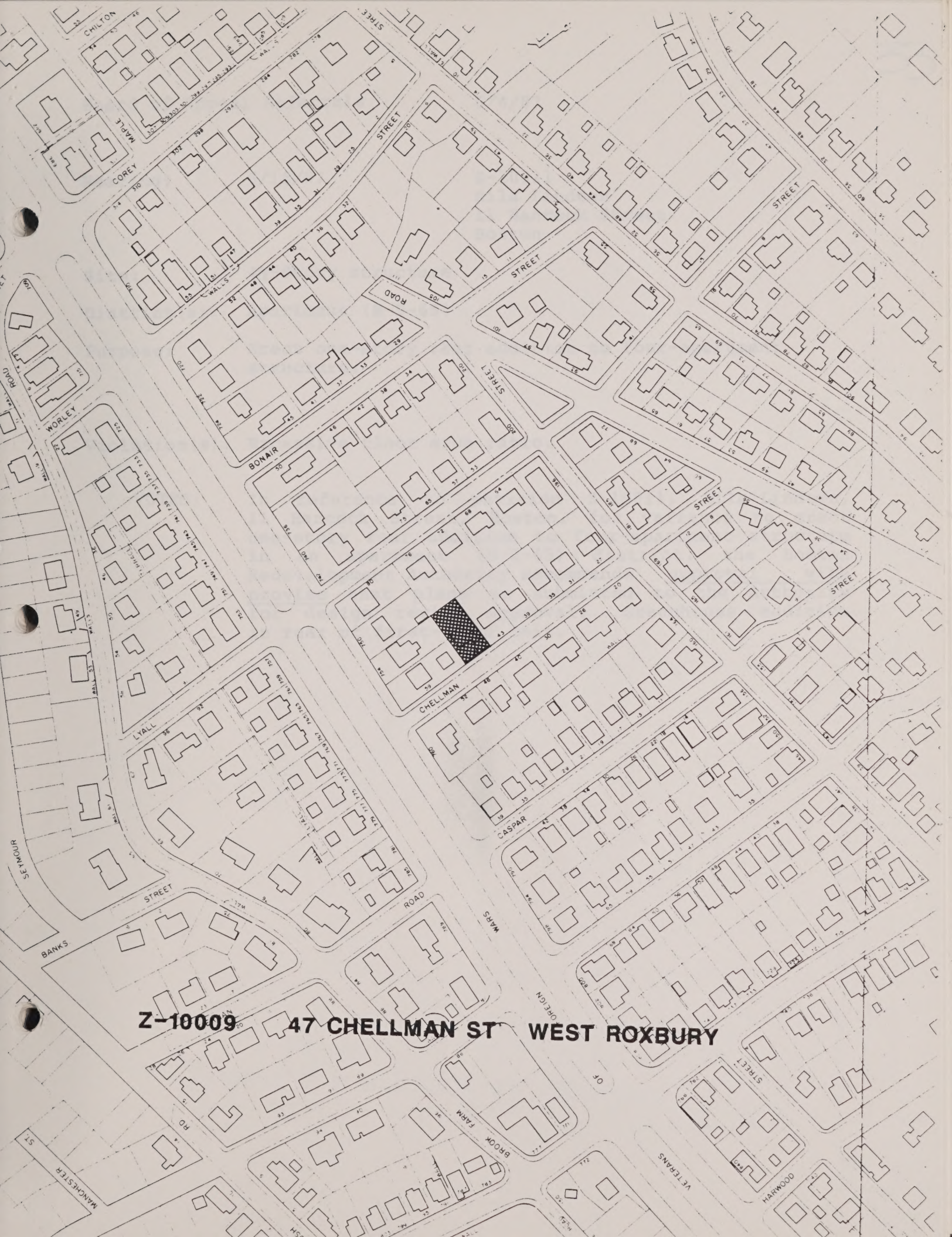
District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10009, Philip A. Toledo, 47 Chellman Street, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard violation existing, and no further side yard violation created.

Z-10009 47-CHELLMAN ST WEST ROXBURY



Z-10009

47 CHELLMAN ST

WEST ROXBURY

Board of Appeal Referrals

6/4/87

33

Hearing: 6/16/87

Z-10011
Nils Lindeen
11 Hancock Street
Boston

Site: 4½-Story structure

District(s): Apartment (H-2-65)

Purpose: Erect one-story rear addition to four-apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10011, Nils Lindeen, 11 Hancock Street, Boston, for variance to erect one-story rear addition to four-apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Greenhouse addition in rear of first-floor unit.



Z-10011 11 HANCOCK ST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10012
Whipple Avenue Realty Trust
4040 Washington Street
Roslindale

Site: 37,312 Square feet of land

District(s): Residential, three-family (R-.8)

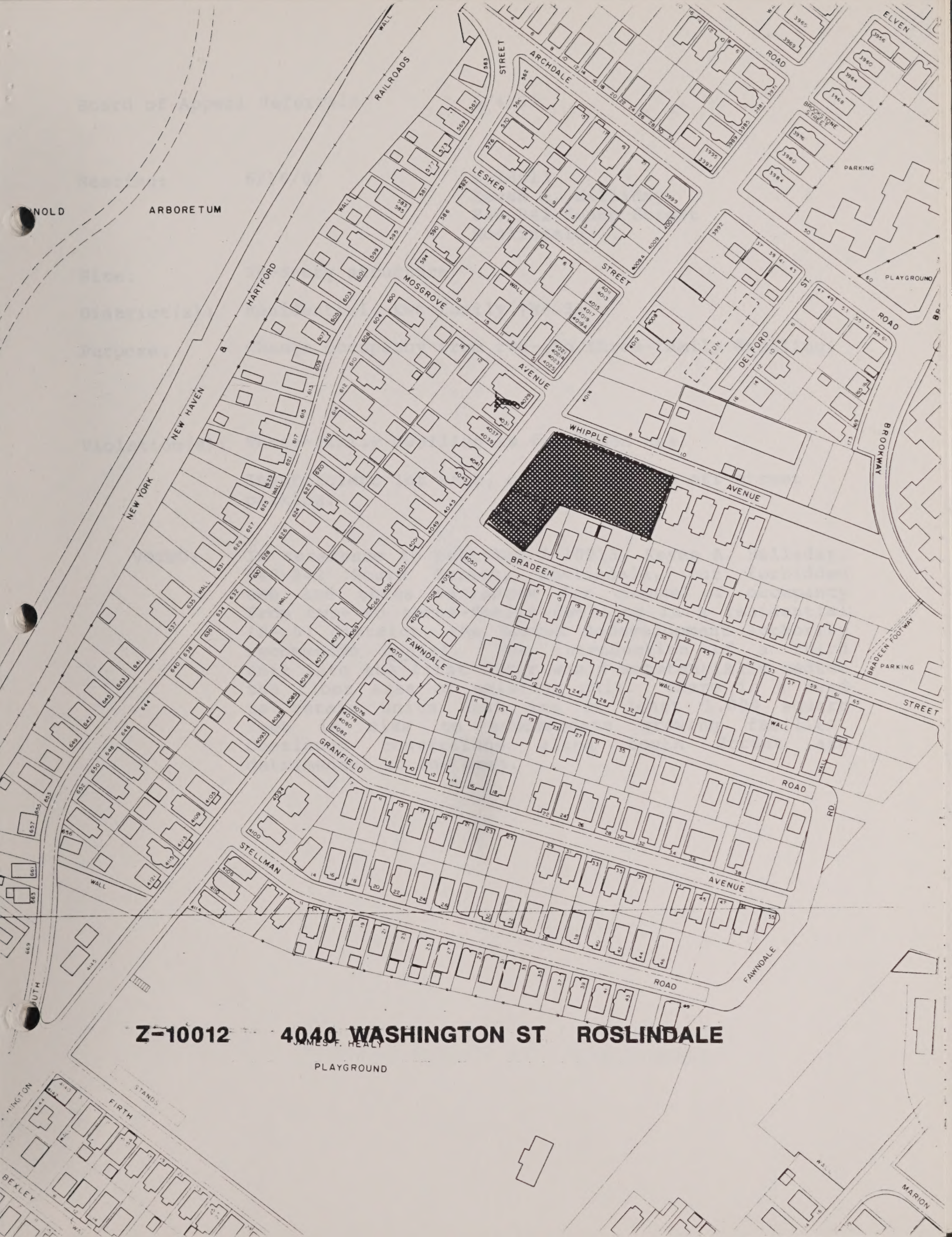
Purpose: Erect four-story 56-unit apartment structure.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-10012, Whipple Avenue Realty Trust, 4040 Washington Street, Roslindale, for six variances to erect four-story 56-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until new proposal has been developed by the appellant and presented to the Authority and community for review. After initial meeting with the Authority, appellant agreed to redesign to better reflect scale and character of the area.



Z-10012

4040 WASHINGTON ST

ROSLINDALE

PLAYGROUND

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10013
Keven A. Halliday
840-842 South Street
Roslindale

Site: 2½-Story structure

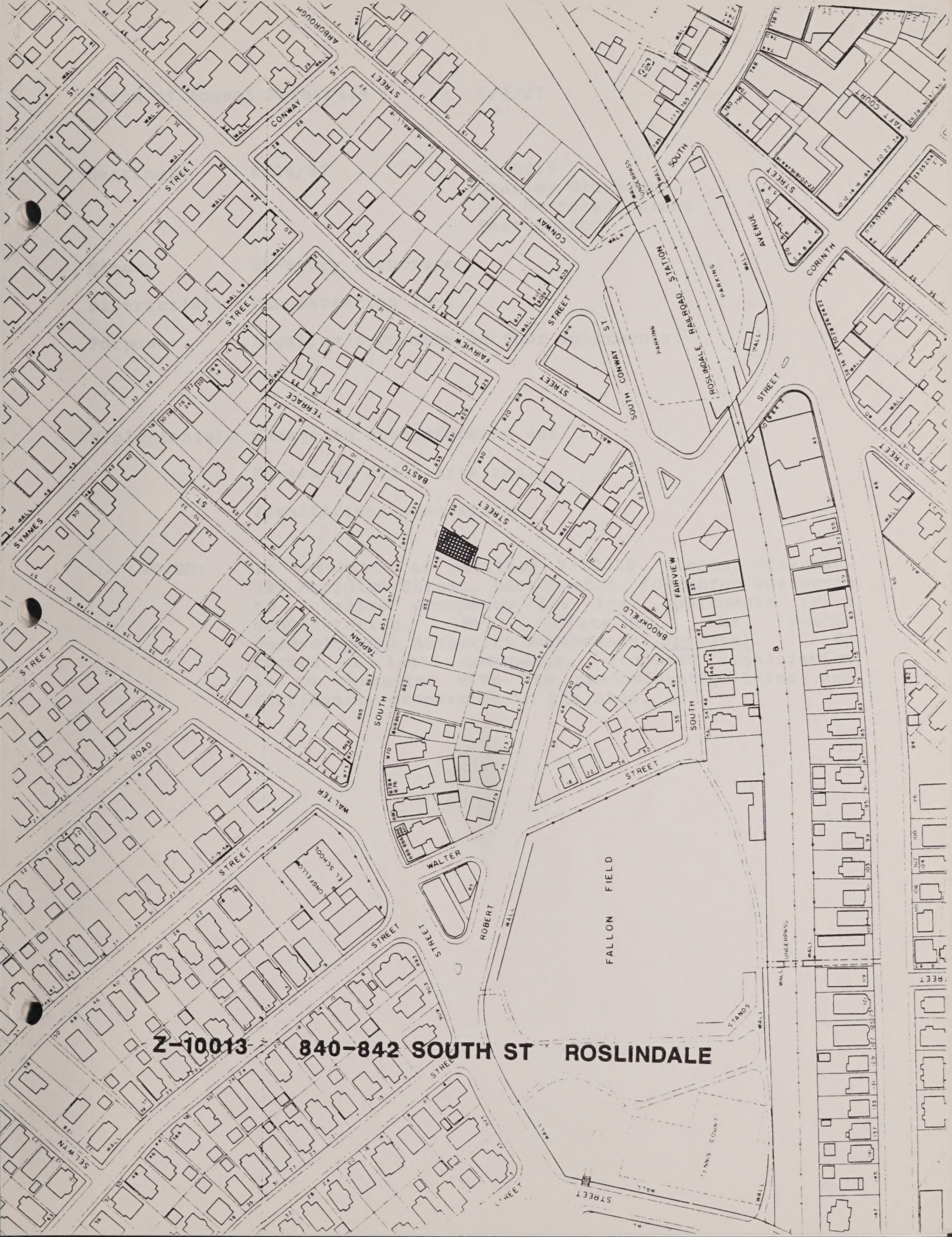
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10013, Keven A. Halladay, 840-842 South Street, Roslindale, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The introduction of a third unit into the first floor would substantially reduce the floor area of existing unit. There is a need to retain units that are at least 1,000 square feet in size to accommodate growing families. Continued conversions along South Street are detrimental to the area.



Z-10013 840-842 SOUTH ST ROSLINDALE

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10015
Stanley Grossman
398 Meridian Street
East Boston

Site: 3½-Story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as four apartments.

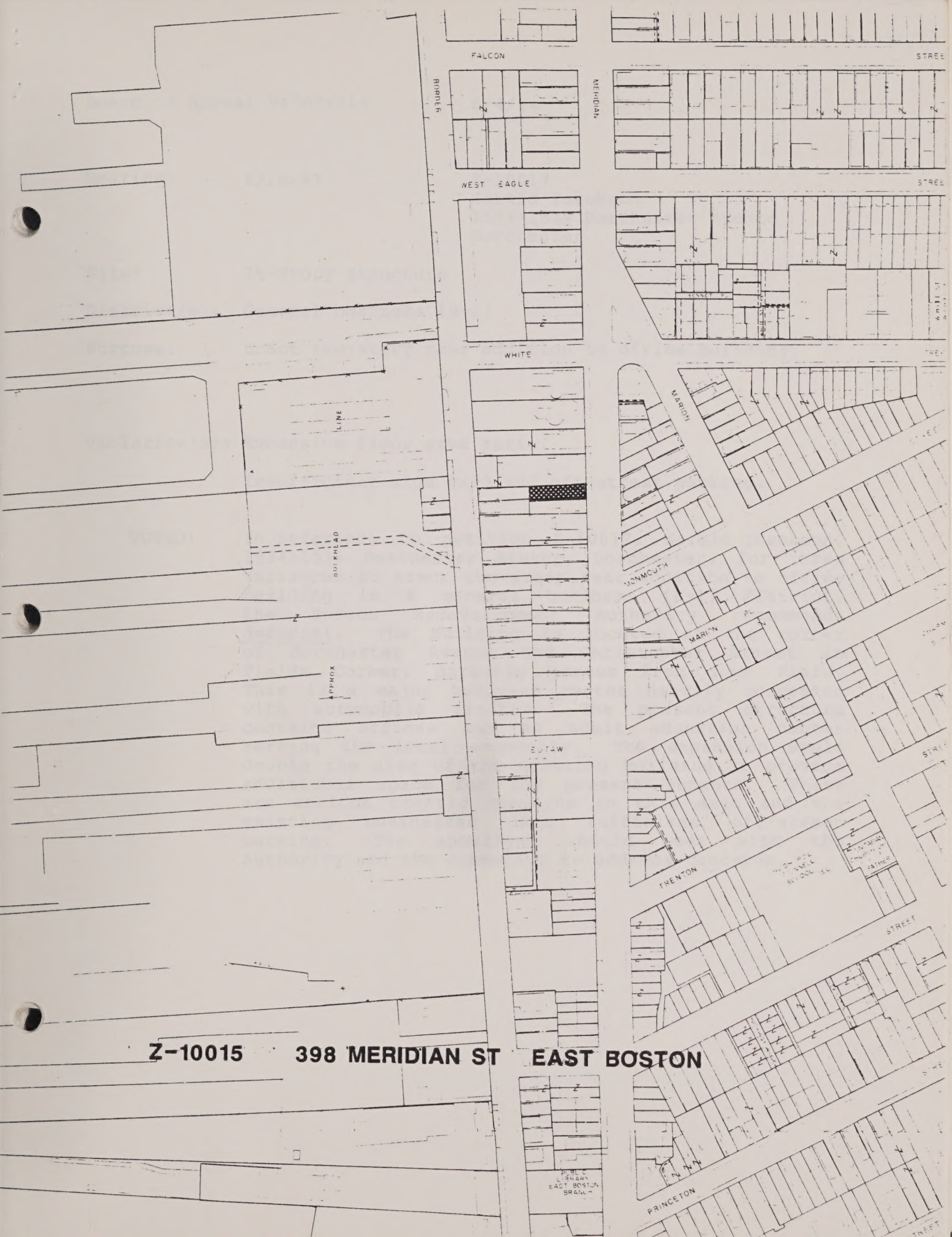
Violation(s): Change in nonconforming use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-10015, Stanley Grossman, 398 Meridian Street, East Boston, for three variances to legalize occupancy for four apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposed legalization is in character with the predominantly three- and four-family properties in the area.

Z-10015 398 MERIDIAN ST EAST BOSTON



Z-10015

398 MERIDIAN ST

EAST BOSTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

Hearing: 6/16/87 Z-10017
Gerald Issokson
1534-1536 Dorchester Avenue
Dorchester

Site: 2½-Story structure

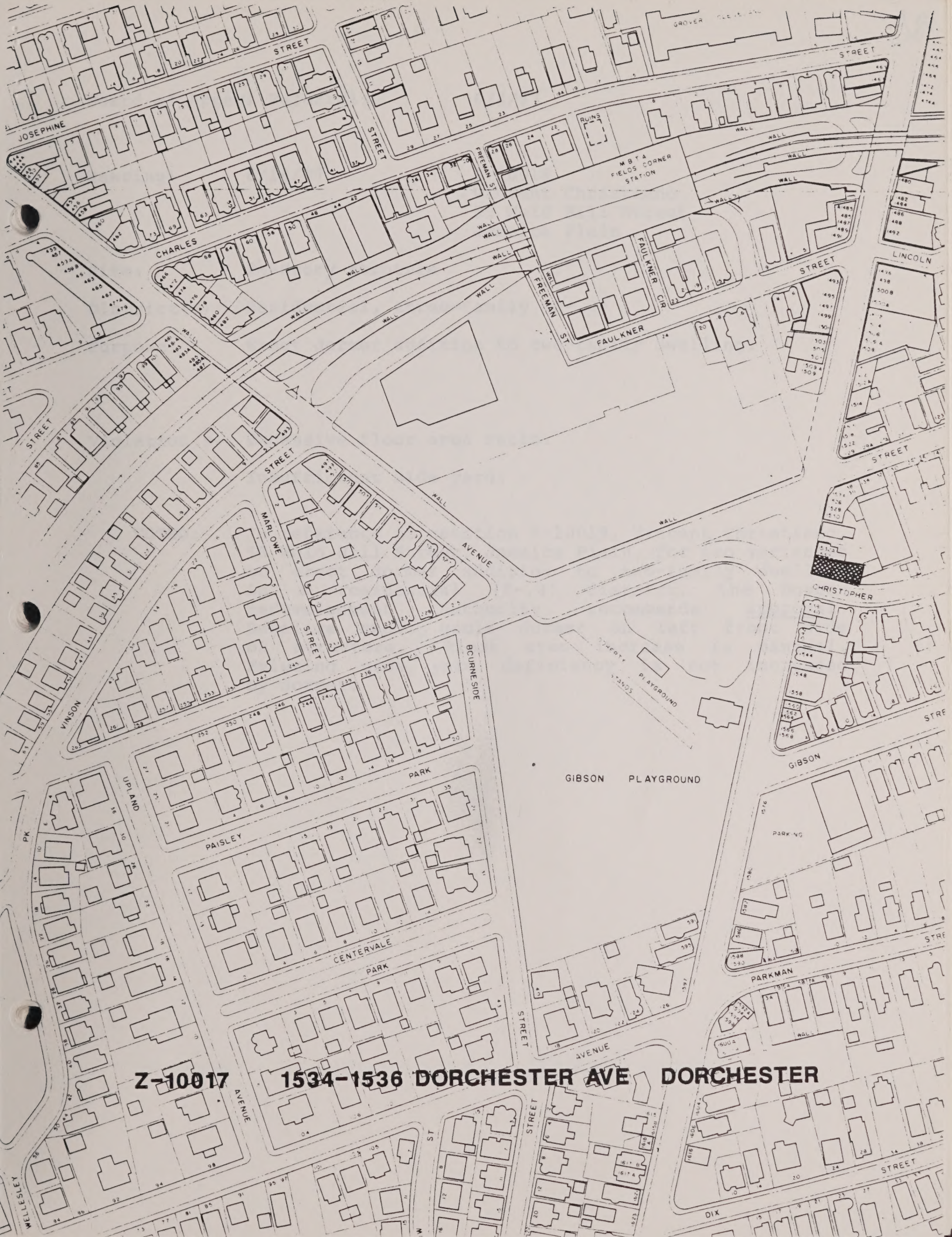
District(s): General business (B-1)

Purpose: Erect two-story rear addition to office building.

Violation(s): Excessive floor area ratio.

Insufficient side yard and off-street parking.

VOTED: In reference to petition Z-10017, Gerald Issokson, 1534-1536 Dorchester Avenue, Dorchester, for three variances to erect two-story rear addition to office building in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. The building is located at the corner of Dorchester Avenue and Christopher Street in Fields Corner, directly across from Town Field. This is a major business center heavily congested with automobile traffic. The present structure contains offices and an adult education center serving the local community. The expansion would double the size of the existing building to provide additional space for the present tenants. There are serious traffic concerns in this area and the existing businesses lack sufficient off-street parking. The appellant should meet with the Authority and the community to address concerns.



Z-10017

1534-1536 DORCHESTER AVE DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-10019
Vincent Christiano
55 Weld Hill Street
Jamaica Plain

Site: 2½-Story struture

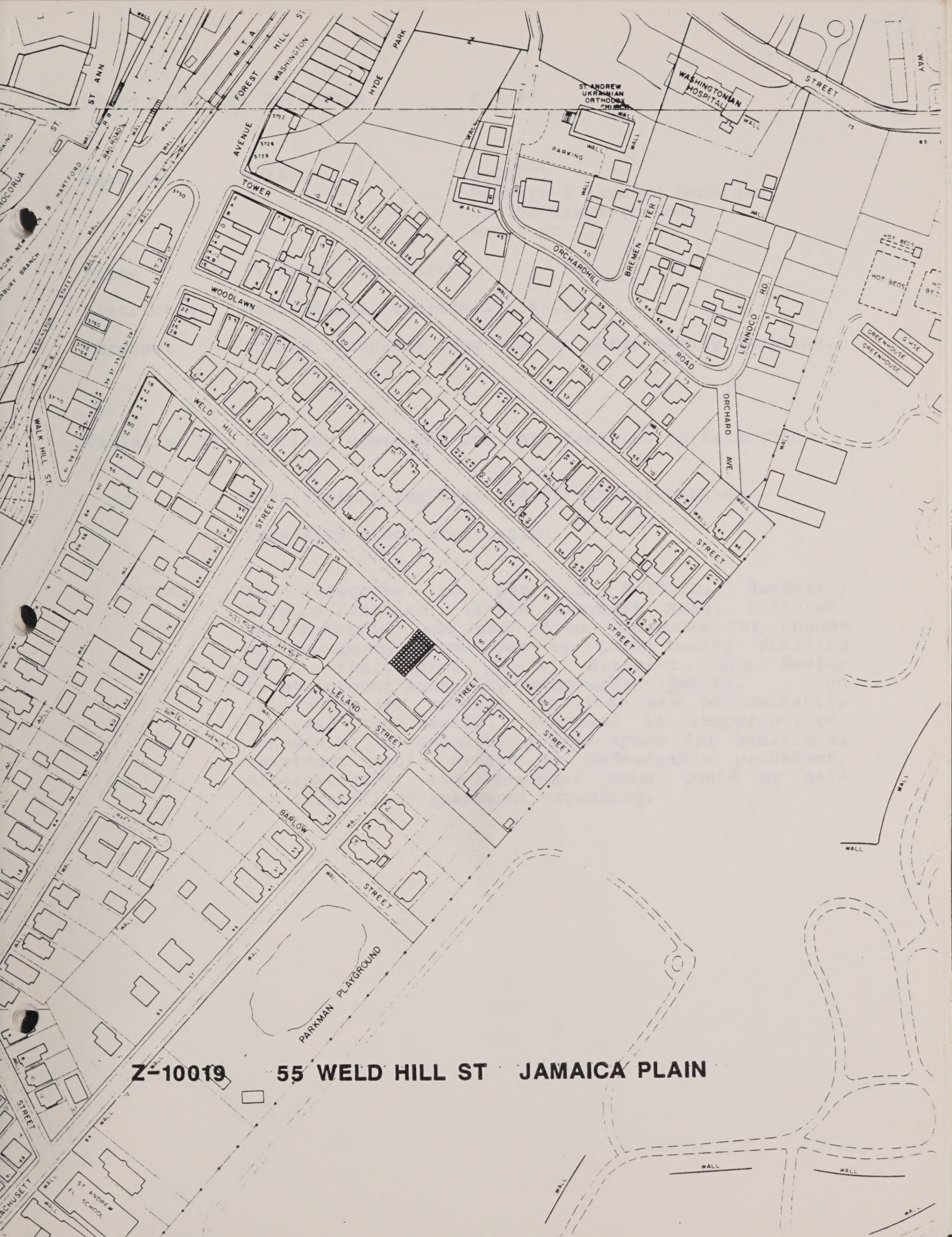
District(s): Residential, three-family (R-.8)

Purpose: Erect dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-10019, Vincent Christiano, 55 Weld Hill Street, Jamaica Plain, for two variances to erect dormer addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Legalize small gable dormer on left front side of structure. Floor area increase is minimal. Existing side yard deficiency is not increased by dormer.



Z-10019 55 WELD HILL ST JAMAICA PLAIN

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10021
Barbara & Raymond Hannigan
15-15A Greymere Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10021, Barbara & Raymond Hannigan, 15-15A Greymere Road, Brighton, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. On this dead end street, dwellings are predominantly one and two family. Proposal is inappropriate; conversion of basement garage space for additional apartment would create an undesirable precedent. Alternatively, some basement space could be used for first-floor apartment expansion.



Z-10021 15-15A GREYMER RD BRIGHTON

CHANDLER'S POND

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10022-10023
Toureen Kennel, Inc.
367 Western Avenue &
1274 Soldiers Field Road
Brighton

Site: 35,659 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect eight-story 54-unit apartment structure and
four-story six-unit apartment structure.

Violation(s): Multifamily dwelling is conditional use.

Excessive floor area ratio and building height.

Insufficient parking design and setback of parapet.

VOTED: In reference to petitions Z-10022-10023, Toureen Kennel, Inc., 367 Western Avenue & 1274 Soldiers Field Road, Brighton, for two conditional uses and seven variances to erect eight-story 54-unit apartment structure and a four-story six-unit apartment structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral until project's issues and concerns are resolved. The area is zoned M-1 but there are a mix of commercial and manufacturing uses in this area as well as office space on Soldier's Field Road. The site is 35,600 square feet which lies in the center of the Western Avenue corridor opposite the Star Market Shopping Center. On one side, there is a truck leasing company and on the other is a car wash. On Soldier's Field Road, a real estate office is an abutter. The site extends from Western Avenue to Soldier's Field Road. The developers have had discussions with the Authority for approximately one year. They also met with the Allston Civic Association in the fall of 1986. The Authority studied this area because of the number of housing proposals that have been suggested in the past year and feels that the Planning and Zoning Advisory Committee should have significant input into the planning decision. The developers met with the PZAC on May 4, 1987, and the PZAC, while not making a formal statement, encouraged the developers to reconsider the proposal in light of the PZAC's policy recommendations for a thirty-five-foot height limit. The design team Bruner/Cott, writing for the owners, requested further time to respond to the PZAC concerns.

Z-10022-10023 367 WESTERN AVE & 1274 SOLDIERS FIELD RD BRIGHTON



Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10024-10025
Harry Parsekian
194-198 N Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide one- and two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-10024-10025, Harry Parsekian, 194-198 N Street, South Boston, for two variances to subdivide one- and two-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that there will be as part of the deed, a covenant that the exterior treatment of the structures be uniform and that it be recorded in the Registry of Deeds. Subdivision will allow separate sale of the one-family dwelling.



Z-10024-10025

194-198 N ST

SOUTH BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87

Z-10026
John M. Shea
700 Metropolitan Avenue
Hyde Park

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three to four apartments.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-10026, John M. Shea, 700 Metropolitan Avenue, Hyde Park, for forbidden use and variance for change of occupancy from three to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion is inappropriate, undesirable, and contrary to one- and two-family residential area.



Z-10026

700 METROPOLITAN AVE

HYDE PARK

Board of Appeal Referrals

6/4/87

43

Hearing: 6/23/87

Z-10027

Richard J. Harrington
8 Duncklee Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-story (R-.5)

Purpose: Erect enclosed porch addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10027, Richard J. Harrington, 8 Duncklee Street, Brighton, for variance to erect enclosed porch addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal rear yard violation of four feet.



Z-10027 8 DUNCKLEE ST BRIGHTON

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87 Z-10029
V.F.W. Parkway Associates
1208 V.F.W. Parkway
West Roxbury

Site: Three-story structure

District(s): General business (B-1)

Purpose: Erect wall sign on office building.

Violation(s): Sign is above tops of sills of first level of windows above first story.

VOTED: In reference to petition Z-10029, V.F.W. Parkway Associates, 1208 V.F.W. Parkway, West Roxbury, for conditional use to erect wall sign on office building in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Illuminated "Chrysler First" sign should conform to Code requirements. Signage in accord with the Code insures proper form, size, and placement and enhances the structure and the area. Further, granting of the conditional use would be contrary to the Greenbelt Protection Overlay District.

Z-10029 1208 V.F.W. PARKWAY WEST ROXBURY



Z-10029

1208 V.F.W. PARKWAY WEST ROXBURY

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10030
Gary A. Hicks
9 Glenellen Road
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two shed dormer additions to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-10030, Gary A. Hicks, 9 Glenellen Road, West Roxbury, for four variances to erect two shed dormer additions to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed space for growing family. Appellant should meet with neighbors to review plans.



Z-10030

9 GLENELLEN RD WEST ROXBURY

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10031
Thomas G. Tuohey
444 Columbia Road
Dorchester

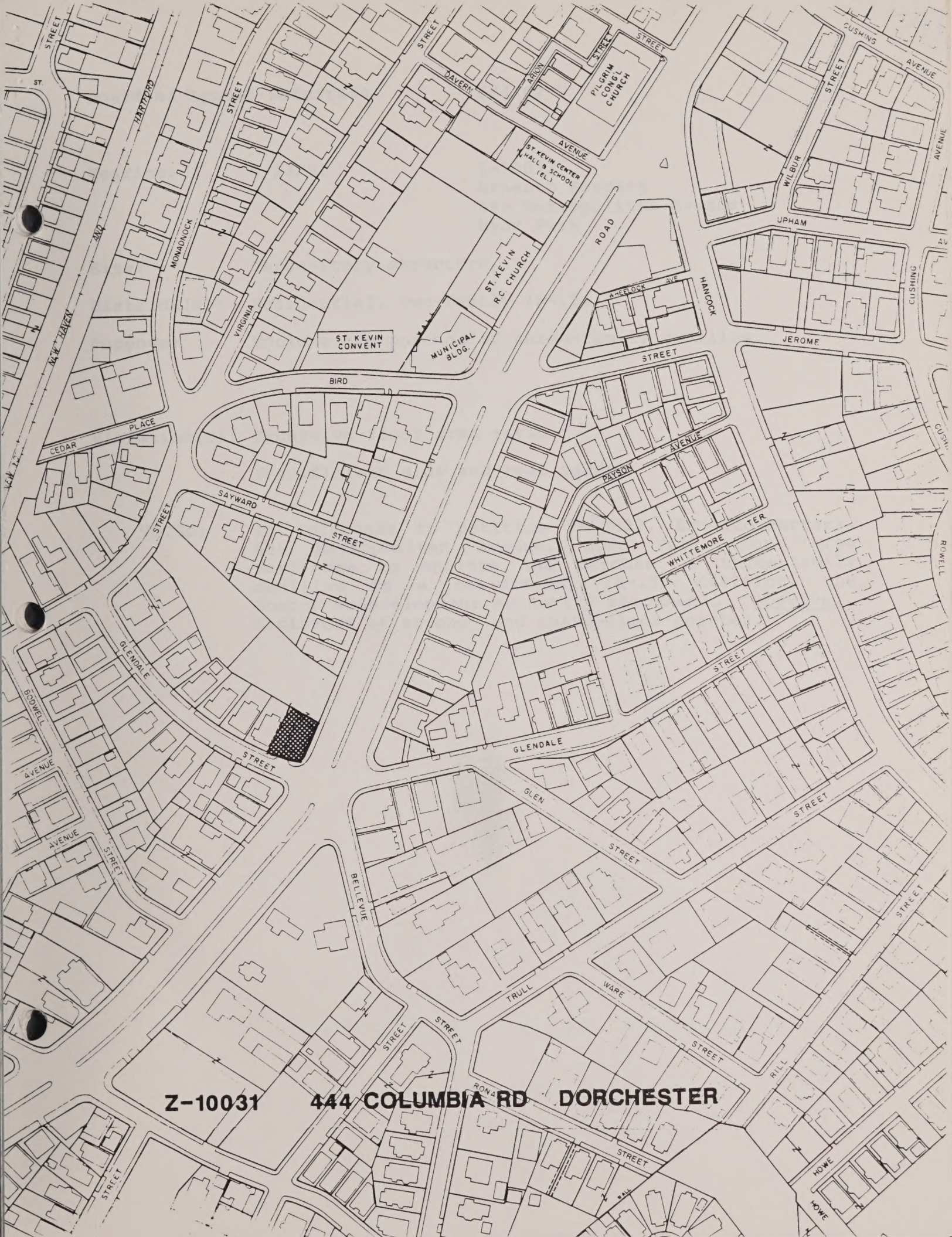
Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from doctors' offices to offices.

Violation(s): Real estate, insurance, and agency offices are not allowed.

VOTED: In reference to petition Z-10031, Thomas G. Tuohey, 444 Columbia Road, Dorchester, for forbidden use for change of occupancy from doctors' offices to offices in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Structure is located in the Upham's Corner area, which is a congested commercial center for North Dorchester. There are serious traffic concerns in this neighborhood and the expansion of the office use would have a significant impact. Appellant should meet with the Authority and the neighborhood to resolve the traffic concerns as well as the type of businesses most likely to utilize this space.



Z-10031

444 COLUMBIA RD DORCHESTER

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87 Z-10032
Ernesto Ferrara
666 Metropolitan Avenue
Hyde Park

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose two porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10032, Ernesto Ferrara, 666 Metropolitan Avenue, Hyde Park, for three variances to enclose two porches of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of second- and third-floor porches.



WESLEY G RO
PLAYGROUND

Z-10032 666 METROPOLITAN AVE HYDE PARK

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10033
Alan Jay Rom
3 Bond Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10033, Alan Jay Rom, 3 Bond Street, Boston, for variance to erect one-story addition to one-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Worcester Square Neighborhood Association. Existing one-story rear addition will be rebuilt and second story added to it.



Z-10033 3 BOND ST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10035
Addonizio Family Trust
42-44 Charter Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three apartments and store
to four apartments.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-10035, Addonizio Family Trust, 42-44 Charter Street, Boston, for two variances for change of occupancy from three apartments and store to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to facade changes be submitted to the Authority for design review approval; that basement apartment comply with Inspectional Services Department guidelines. That drainage problem be addressed so as not to adversely impact abutting property.



Z-10035 42-44 CHARTER ST BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87 Z-10036
Richard Colman
32 Northampton Street
Boston

Site: One-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from auto parts sales to motor vehicle repair; erect front and rear additions.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10036, Richard Colman, 32 Northampton Street, Boston, for variance for change of occupancy from auto parts sales to motor vehicle repair and erect front and rear additions in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed with the Eight Street Neighborhood Association. Addition will not extend existing building line.

Z-10036 32 NORTHAMPTON ST BOSTON

The map displays a dense urban layout with numerous streets and building footprints. Key streets visible include Northampton St, Lenox St, and various residential streets like Lenox St, Lenox St, and Lenox St. A 'PARKING AREA' is marked in the upper central part of the map. In the lower right, a 'J.W.B. J.J. SULLIVAN PLAYGROUND' is indicated. The map is oriented with North at the top.

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87 Z-10037
I. Marmanidis & G. Papdopoulos
40 Newburg Street
Roslindale

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10037, I. Marmanidis & G. Papdopoulos, 40 Newburg Street, Roslindale, for two variances to enclose rear porches of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No apparent impact on abutting properties or neighborhood.



Z-10037 40 NEWBURG ST ROSLINDALE

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10038
Richard C. Held
127 Main Street
Charlestown

Site: 8,430 Square feet of land

District(s): General business (B-2)

Purpose: ERect four-story structure--23 apartments and four offices.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10038, Richard C. Held, 127 Main Street, Charlestown, for four variances to erect four-story structure for 23 apartments and four offices in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has met with the Charlestown Neighborhood Council and the Authority to review proposed plans. Prime issues are design of the structure and its ability to accommodate the needs of the residential and commercial occupants.



Z-10038

127 MAIN ST CHARLESTOWN

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10039
Patrick O'Brien
110 Chester Street
Allston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10039, Patrick O'Brien, 110 Chester Street, Allston, for three variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with the South Allston Neighborhood Association. Increased floor area is a concern.



Z-10039

110 CHESTER ST ALLSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/9/87

Z-10040
Museum of Fine Arts
20-26 Museum Road
Boston

Site: Approximately 31,000 square feet of land

District(s): Apartment (H-2)

Purpose: Combine lots; erect six-level parking garage for 517 cars.

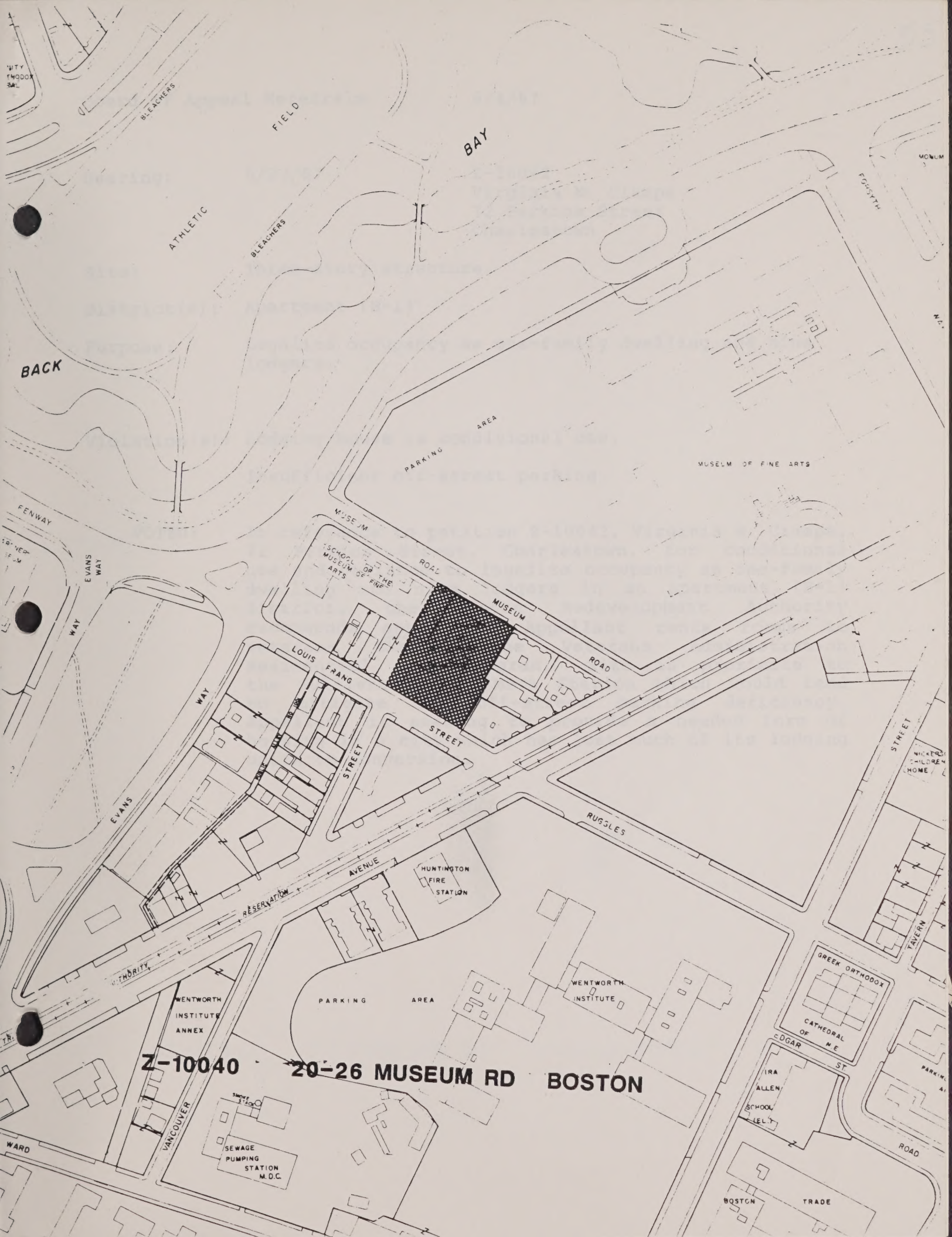
Violation(s): Ancillary parking garage is conditional use.

Off-street parking not allowed in front or side yards.

Excessive floor area ratio.

Insufficient front, side yards, and setback of parapet.

VOTED: In reference to petition Z-10040, Museum of Fine Arts, 20-26 Museum Road, Boston, for conditional use and five variances to combine lots and erect six-level parking garage for 517 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for a garage which is to be enclosed on three sides be submitted to the Authority for continuing design review; that garage be ventilated if so required by City of Boston building code; that the Museum enter into an access plan agreement with City Transportation Department substantially in accord with the provisions outlined by Ross Farrar in letter of June 1, 1987, to Jean Cummings of Mayor's Office; that Museum support a linkage contribution to the Fenway CDC.



Z-10040

20-26 MUSEUM RD BOSTON

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10042
Virginia N. Ciampa
72 Perkins Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as one-family dwelling and nine lodgers.

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10042, Virginia N. Ciampa, 72 Perkins Street, Charlestown, for conditional use and variance to legalize occupancy as one-family dwelling and nine lodgers in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Appellant rents rooms to veterans through the Veterans Administration Residential Care Program. Site is proximate to the Sullivan Square MBTA Station which would tend to mitigate the off-street parking deficiency. Appellant is seeking to provide a needed form of housing in a city which has lost much of its lodging units to conversion.

Z-10042 72 PERKINS ST CHARLESTOWN



Z-10042
SOMERVILLE
72 PERKINS ST CHARLESTOWN

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10043
Richard Smith
241 Neponset Valley Parkway
Hyde Park

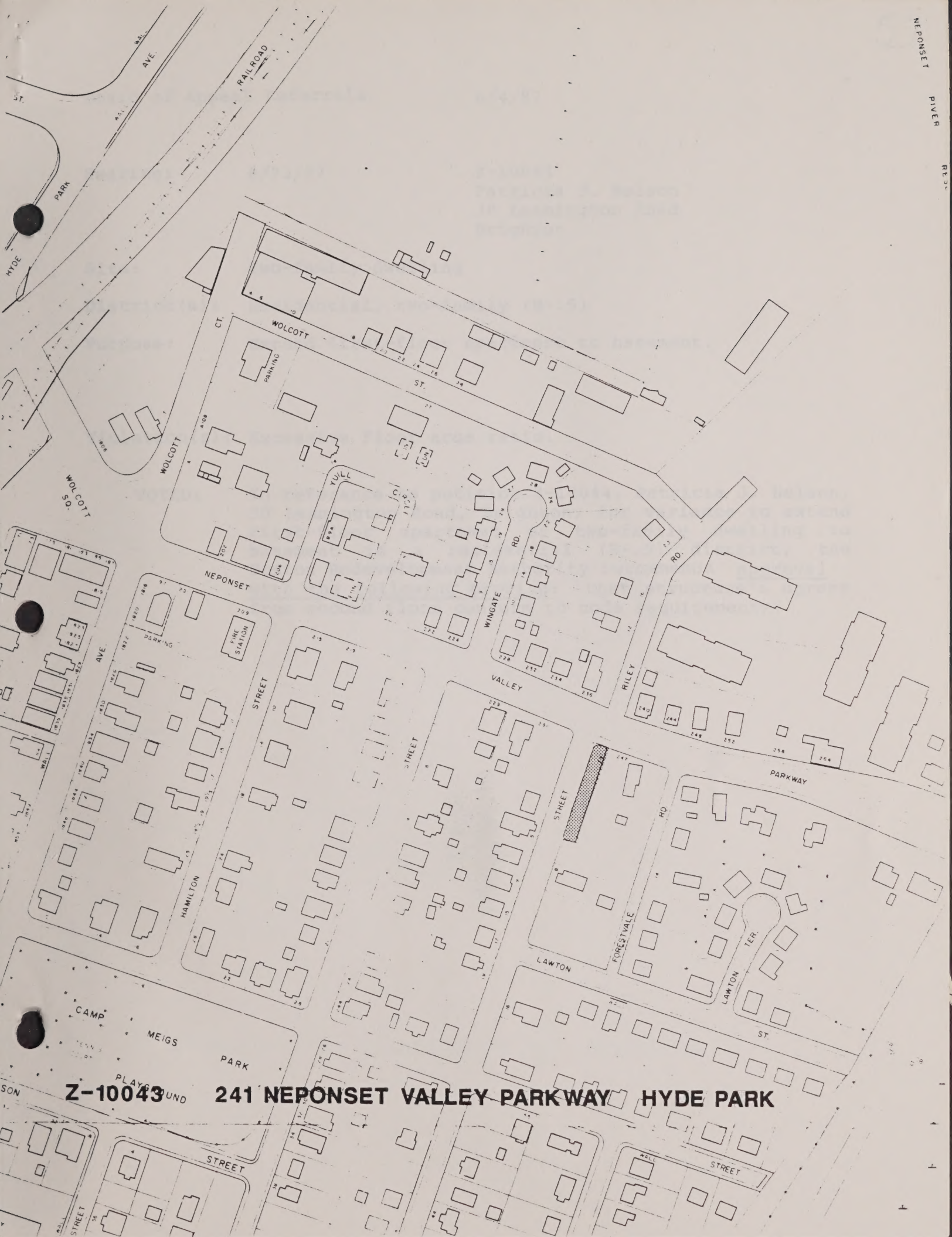
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from store to real estate-financial services office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-10043, Richard Smith, 241 Neponset Valley Parkway, Hyde Park, for forbidden use for change of occupancy from store to real estate-financial services office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with the Authority and community to discuss commercial use and traffic impact on the Parkway.



Z-10043

241 NEPONSET VALLEY PARKWAY HYDE PARK

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87

Z-10044
Patricia J. Nelson
30 Leamington Road
Brighton

Site: Two-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10044, Patricia J. Nelson, 30 Leamington Road, Brighton, for variance to extend first-floor apartment of two-family dwelling to basement in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that structure's egress from second floor conform to code requirements.



Z-10044

30 LEAMINGTON RD

BRIGHTON

Board of Appeal Referrals

6/4/87

Hearing: 6/23/87 Z-10045
Joseph D. & Ann M. Pellegrino
24 Frankfort Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from five- to eight-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10045, Joseph D. & Ann M. Pellegrino, 24 Frankfort Street, East Boston, for four variances for change of occupancy from five- to eight-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposal to increase the density of this building includes plans to convert the basement into two additional units which in this neighborhood is unacceptable living space. This area of East Boston was created by filling in the water's edge, and basement units are highly susceptible to flooding and seepage. This is also a neighborhood of high density, predominantly five- and six-family structures. Additional units in this building would greatly impact the quality of light, air, open space, and available parking for current residents.



Z-10045

LOGAN

24 FRANKFORT ST EAST BOSTON

INTER

EAST

Hearing: 6/23/87 Z-10046
Philip Thorne
75 Humboldt Avenue
Roxbury

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from five- to six-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10046, Philip Thorne, 75 Humboldt Avenue, Roxbury, for forbidden use and three variances for change of occupancy from five- to six-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion is inappropriate in this already dense neighborhood and maximally utilized structure. Board of Appeal legalized five-unit occupancy last year.



WASHINGTON

PARK

BAINBRIDGE

STREET

PAULDING

BOUR

AVENUE

STREET

MARK

LAUREL

OTTAWA

CATAWBA

HUMBOLDT

Z-10046

75 HUMBOLDT AVE ROXBURY

STREET

HAZELWOOD

STREET

STREET

Board of Appeal Referrals

6/4/87

Hearing: 6/16/87 Z-10049
Vartan Keshishian
24-26 Newbern Street
Roslindale

Site: 4,712 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family modular dwelling.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient lot area.

VOTED: In reference to petition Z-10049, Vartan Keshishian, 24-26 Newbern Street, Roslindale, for two variances to erect a two-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Substandard lot and design are concerns. Appellant should meet with the community, solicit their input, and discuss issues.



Z-10049

24-26 NEWBERN ST ROSLINDALE

